



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**3 TALBOT ROAD, M33 2SW**  
**£475,000**



2



1



1





## DESCRIPTION

AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW COMPLETE WITH BEAUTIFUL GARDENS, DETACHED GARAGE AND OFF ROAD PARKING!

An exciting opportunity to purchase this incredibly well presented two double bedroom detached that is ready to be enjoyed with none on the renovation works often associated with bungalows. Benefits include a beautiful living room with garden access, skylight windows and vaulted ceilings, a modern shower room, oak flooring throughout the ground floor, contemporary breakfast kitchen and a sizeable, mature rear garden.

Forming part of a popular and highly convenient location that puts the property within easy walking distance of Sale Moor Village and just a moment's drive from the M60 Motorway Network.

In brief the accommodation comprises: entrance hallway, separate WC, utility cupboard with plumbing for a washing machine, spacious lounge/dining room, bedroom one, bedroom two, modern shower room which has been fully tiled and a contemporary breakfast kitchen providing access to the rear gardens. Externally there are gardens to the front and rear in addition to a driveway which leads to the detached brick built garage.

NO ONWARD CHAIN. Freehold.

## KEY FEATURES

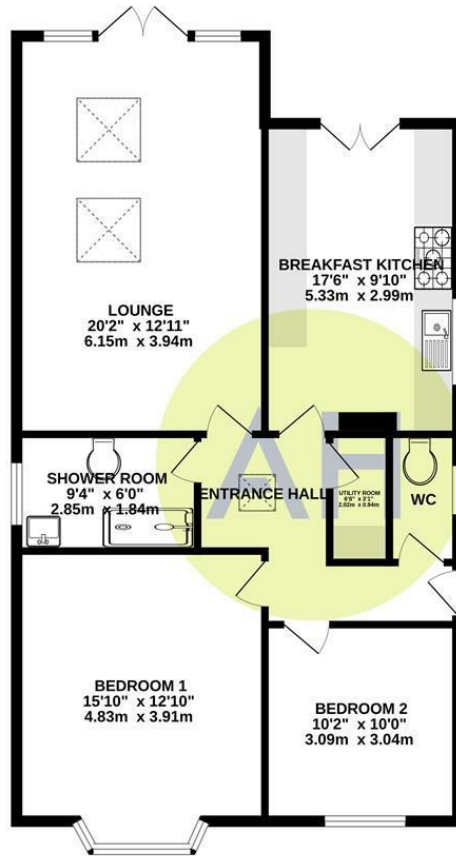
- Stunning detached bungalow
- Large and beautifully maintained gardens
- Modern kitchen and bathroom
- Detached garage and driveway
- Presented to the highest of standards
- Highly convenient location
- Two spacious double bedrooms
- No onward chain & freehold







GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix v2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
 WWW.ASHWORTHHOLME.CO.UK

