



ASHWORTH HOLME
Sales · Lettings · Property Management



27 KENMORE ROAD, M33 4LP
£425,000



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DESCRIPTION

AN INCREDIBLY WELL PRESENTED THREE BEDROOM SEMI-DETACHED THAT FORMS PART OF A QUIET AND HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION.

This stunning property can only be described as immaculate throughout and is perfect for those who are looking for a home that be immediately enjoyed without the significant cost and inconvenience of renovation works.

Benefits include a detached single garage, lounge with bay window and wood burning stove, large and exceptionally private rear garden with patio, ample off road parking, contemporary kitchen, modern shower room, double glazing and gas central heating to name but a few of the stand-out features of this outstanding home.

The property forms part of Kenmore Road a popular and quiet location which puts the property within easy reach of public transport links and close to the excellent schools including Ashton-on-Mersey School and other highly regarded Trafford Schools making this home a great choice for families.

Viewings are highly recommended to appreciate the quality of accommodation on offer!

KEY FEATURES

- Bay fronted three bedroom semi-detached
- Quiet & popular Cul-De-Sac location
- Detached garage & driveway
- Modern kitchen and bathroom
- Presented to the very highest of standards
- Lounge with wood burning stove
- Large and exceptionally private gardens
- Double glazing & gas central heating

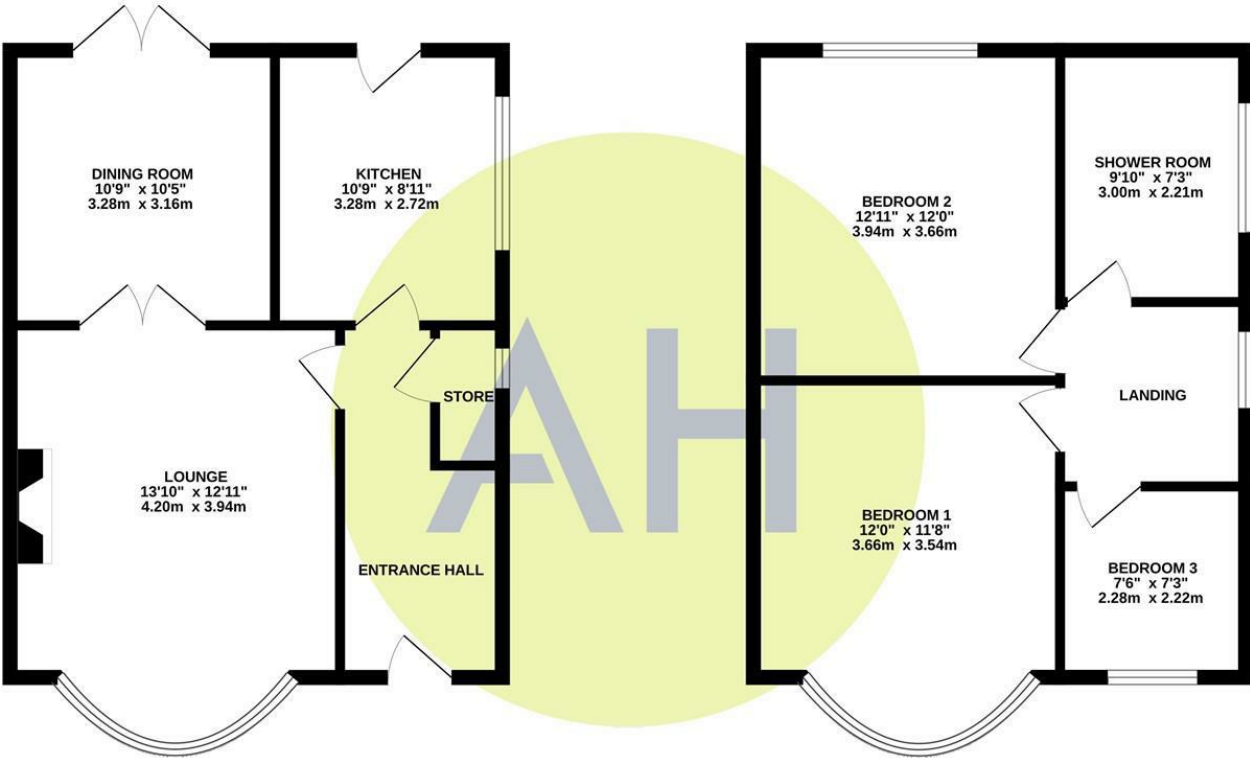






GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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.

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

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



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