



ASHWORTH HOLME
Sales · Lettings · Property Management



6 DRAYFORD CLOSE, M23 0GF
£255,000



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DESCRIPTION

A MODERN AND WELL PRESENTED TWO DOUBLE BEDROOM MEWS PROPERTY THAT FORMS PART OF A POPULAR LOCATION WITHIN A SHORT WALK OF THE METROLINK NETWORK AND IS SOLD COMPLETE WITH A DESIGNATED PARKING SPACE.

This property benefits from a modern dining kitchen with garden access and features a sunny enclosed rear garden perfect for growing families. Forming part of the ever popular 'Kerscott Estate' which is located in a highly convenient position close to excellent transport links including the Metrolink and the M60 Motorway Network.

Warmed by uPVC double glazing and gas central heating throughout.

In brief the accommodation comprises: Entrance hallway, spacious living room, modern kitchen diner, master bedroom with fitted wardrobes, second double bedroom and family bathroom fitted with a modern white suite. Externally the well maintained rear garden is mainly laid to lawn with an initial patio area and a panelled fencing enclosure. There is also designated parking within a communal parking area.

FREEHOLD. Council Tax Band = B (Manchester).

KEY FEATURES

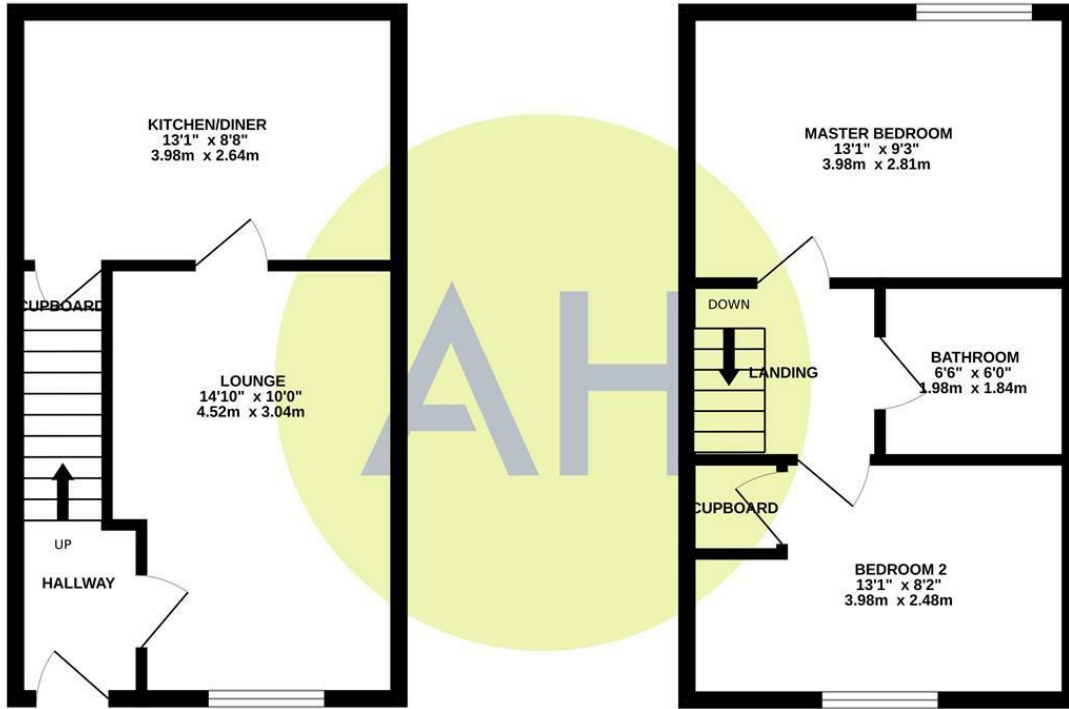
- Modern two bedroom mews property
- Easy walking distance of the Metrolink
- Open plan dining kitchen
- Designated parking
- Enclosed rear garden
- FREEHOLD





GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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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