



ASHWORTH HOLME
Sales · Lettings · Property Management



20 RIDING CLOSE, M33 2ZP
£1,895 PER CALENDAR MONTH



DESCRIPTION

A BEAUTIFULLY PRESENTED THREE BEDROOM END-TOWNHOUSE. MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE SHOWER ROOM, OFF ROAD PARKING AND LANDSCAPED REAR GARDENS.

This stunning property must be viewed in order to be fully appreciated and forms part of a popular and modern development which is close to excellent transport links including being with a short distance of junction 6 of the M60 Motorway and within easy walking distance of the Metrolink network.

The property benefits from a contemporary and recently fitted kitchen, large lounge/dining room give access to the landscaped rear gardens, off road parking and an impressive master bedroom complete with a recently installed en-suite shower room and dressing/wardrobe area.

In brief the accommodation comprises: Entrance hallway, kitchen, downstairs WC and a large lounge/dining room with skylight windows and patio doors to the rear. To the first floor there are two bedrooms and a well appointed shower room. To the second floor there is a spacious master bedroom with dressing/wardrobe area a newly installed en-suite shower room. Externally to the rear there is a landscaped garden with an initial patio area and artificial lawn. To the front there is a driveway providing off road parking.

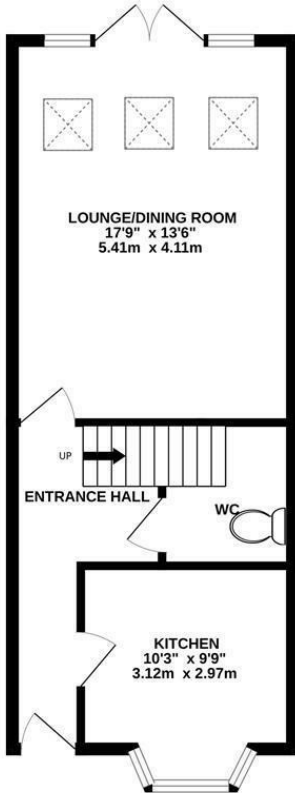
Minimum 12 month tenancy
Trafford Council Tax Band = D

KEY FEATURES

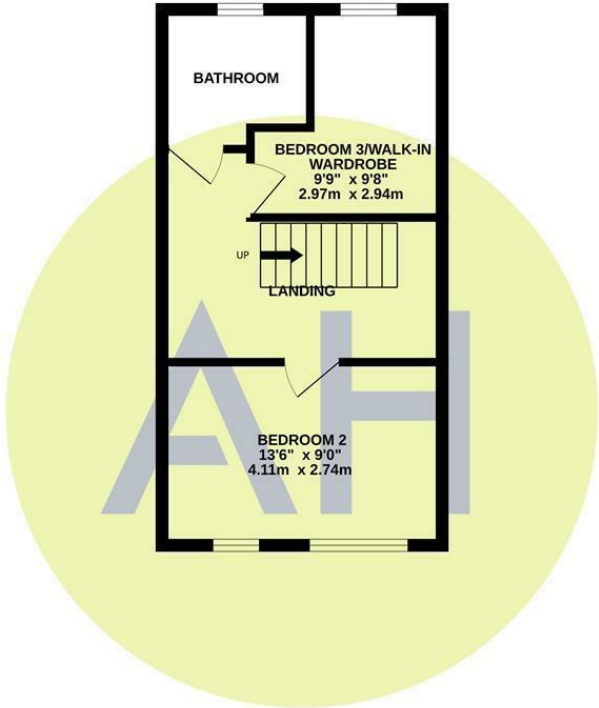




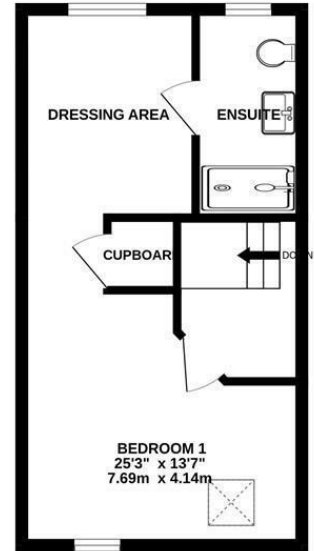
GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.