



ASHWORTH HOLME
Sales · Lettings · Property Management



16 DRAYFORD CLOSE, M23 0GF
£250,000



DESCRIPTION

AN INCREDIBLY WELL PRESENTED AND STYLISHLY DECORATED 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 TWO DESIGNATED PARKING SPACES.

This property benefits from a modern dining kitchen with breakfast bar, integral appliances and garden access.

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.

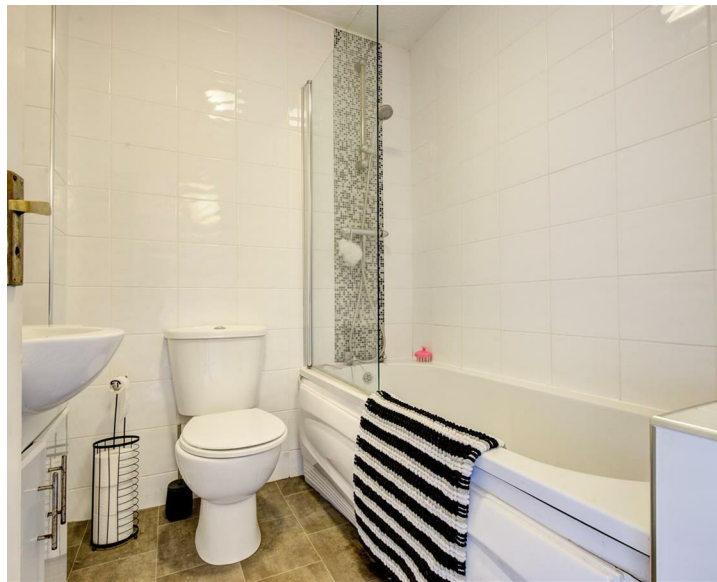
In brief the accommodation comprises: Entrance hallway, spacious living room, modern kitchen diner, master bedroom with fitted wardrobes, second double bedroom and family bathroom fitted with a modern white suite. Externally the well maintained rear garden is mainly laid to lawn with two patio areas and a panelled fencing enclosure. To the rear of the property there are TWO designated parking spaces.

FREEHOLD.

KEY FEATURES

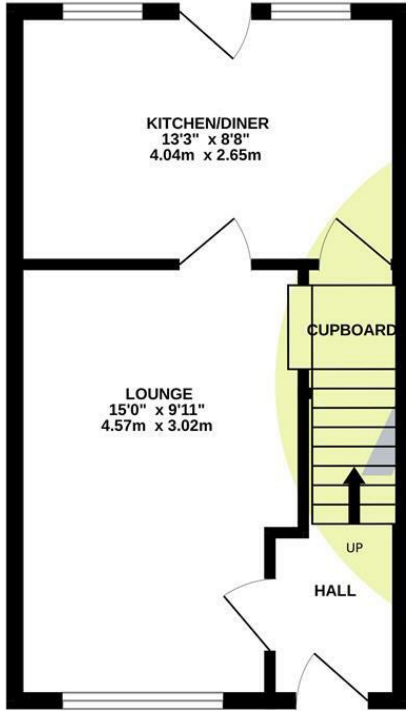
- Two designated parking spaces
- Sunny rear garden with two patio areas
- Quiet and popular location
- Gas central heating & double glazing
- Modern dining kitchen with breakfast bar
- Close to the Metrolink network
- Two double bedrooms
- Freehold



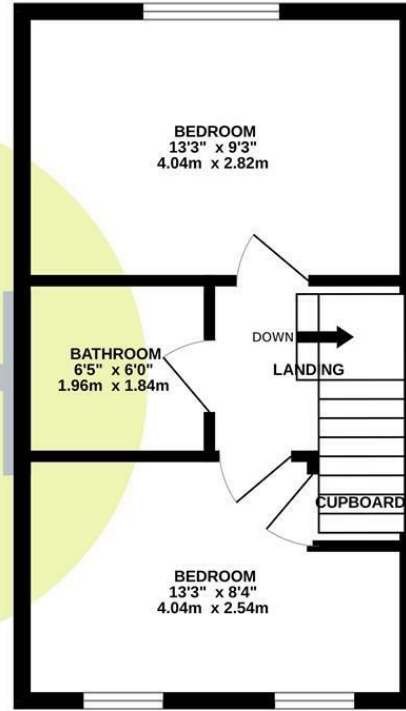




GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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