



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



**£475,000**



## DESCRIPTION

AH

### 28 ROSSETT AVENUE WA15 6EX

**£475,000**

AN EXCEPTIONALLY WELL PRESENTED SEMI-DETACHED WHICH HAS BEEN EXTENDED TO THE GROUND FLOOR, ENJOYS A LARGE SOUTH FACING GARDEN AND IS SITUATED WITHIN WALKING DISTANCE OF THE METROLINK AND OUTSTANDING LOCAL SCHOOLS.

With accommodation extending to over 1100-SQFT this fantastic family home benefits from a modern dining kitchen with velux windows and garden access, a useful downstairs WC/shower room, two separate reception rooms, gas central heating courtesy of a Vaillant boiler, double glazing, boarded loft space, external storage room and a driveway providing off road parking.

Forming part of a highly sought after location which puts the property within the catchment area for the outstanding local schools Trafford is renowned for including Heyes Lane Primary, Wellington School and the local Grammar Schools.

In brief the accommodation comprises: entrance hallway, lounge with bay window, extended dining room, open plan dining kitchen with garden access and a useful shower room with WC. To the first floor there are three bedrooms and the family bathroom. Externally to the rear there is a large SOUTH FACING rear garden which is mainly laid to lawn with an initial patio area. To the front there are further gardens and driveway providing off road parking and access to the external store.



## KEY FEATURES

AH

- Extended three bedroom semi-detached
- Large SOUTH FACING rear garden
- Close to the Metrolink network
- Within catchment for outstanding schools
- Impressive open plan dining kitchen
- Downstairs shower room/WC
- Two separate reception rooms
- Modern family bathroom





KEY FEATURES



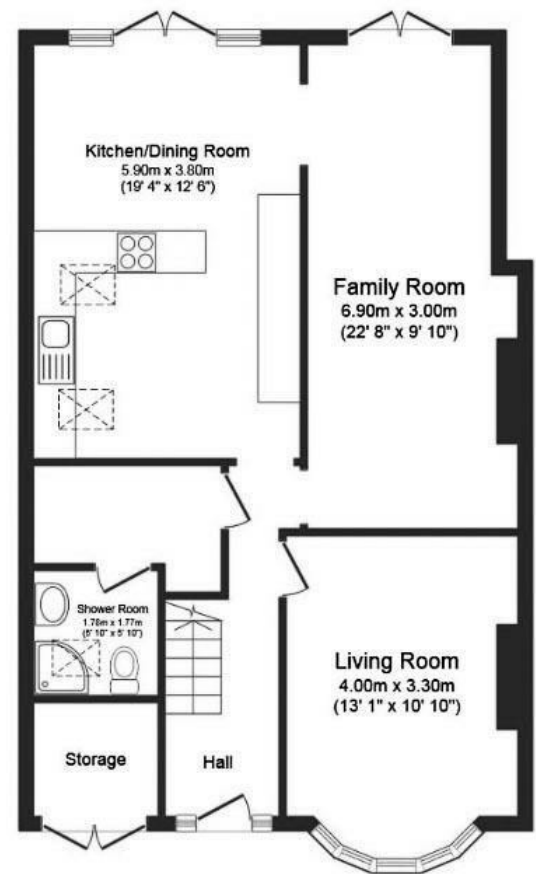
DIMENSIONS



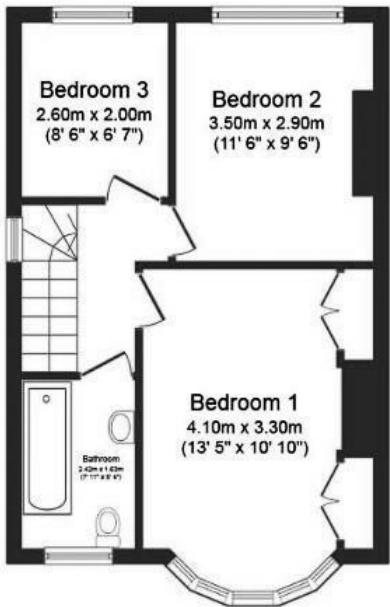
LOCATION







**Ground Floor**  
Floor area 69.4 sq. m. (747 sq. ft.) approx



**First Floor**  
Floor area 34.8 sq. m. (374 sq. ft.) approx

Total floor area 104.1 sq. m. (1,121 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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



ASHWORTH HOLME

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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.