



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



**5 SALCOMBE CLOSE, M33 5HL**  
**£280,000**



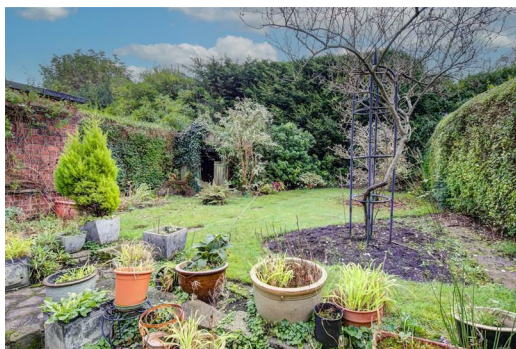
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## DESCRIPTION

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS WELL PROPORTIONED THREE BEDROOM MID-TERRACE THAT FORMS PART OF A POPULAR AND QUIET CUL-DE-SAC LOCATION AND BENEFITS FROM A SIZEABLE AND MATURE REAR GARDEN.

The property represents a blank canvass for anyone who is looking for a property to put their own stamp on! There is some modernisation required however the property is good condition throughout and benefits from a modern central heating system and double glazing throughout.

Further benefits include a brick built outhouse proving ample storage, a large and exceptionally private rear garden and further gardens to the front which could potentially be converted into a driveway.

Forming part of a superb and much sought after cul-de-sac location which puts the property within easy walking distance of Ashton-on-Mersey Village and close to excellent transport links such as the Carrington Spur providing access to the M60 and beyond. Excellent local schools are also nearby including Firs Road Primary.

FREEHOLD - to be confirmed by solicitor. Council tax band=B.

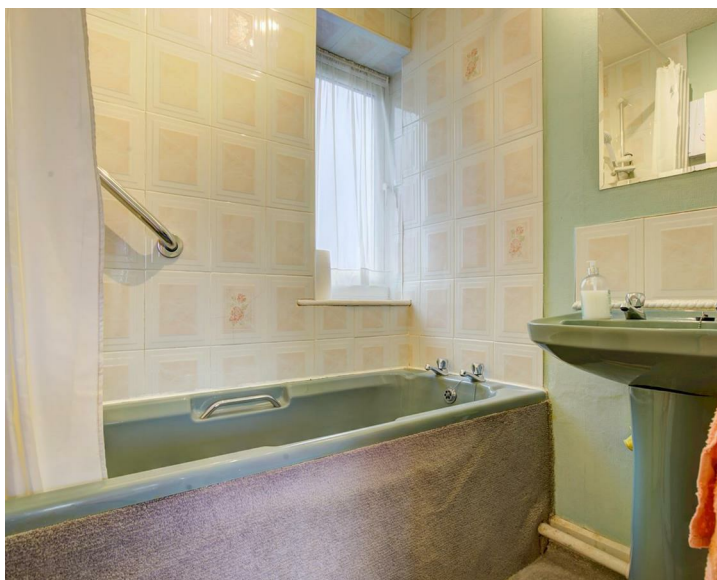
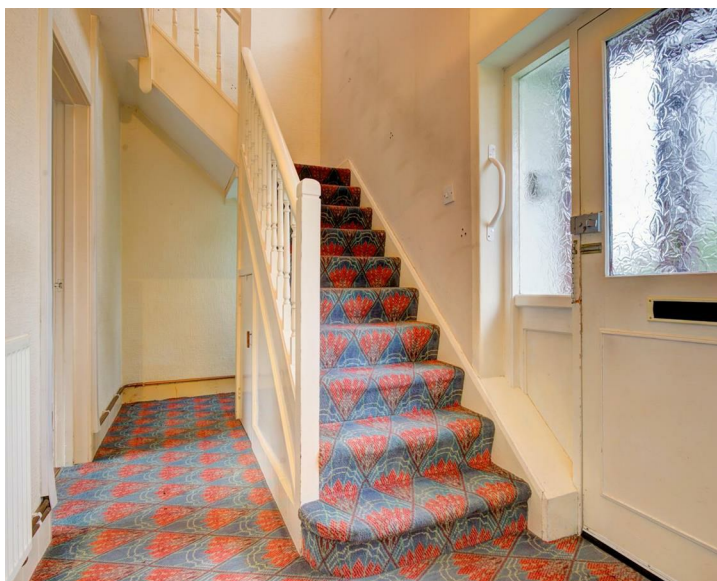
NO ONWARD CHAIN.

## KEY FEATURES

- Three bedroom mid-terrace
- Open plan dining kitchen
- Mature and private rear garden
- Freehold
- Modern central heating system
- Double glazed throughout
- Excellent development potential
- No onward chain

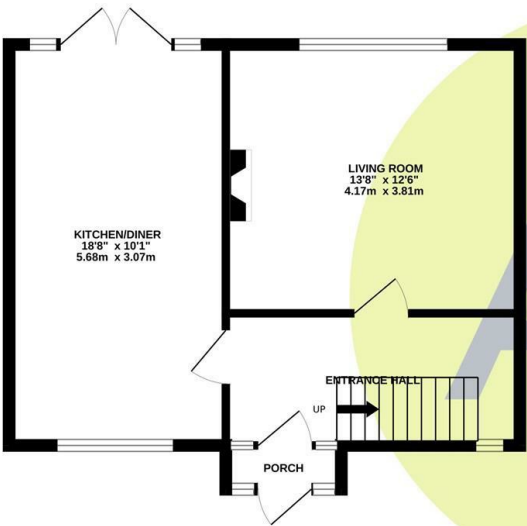




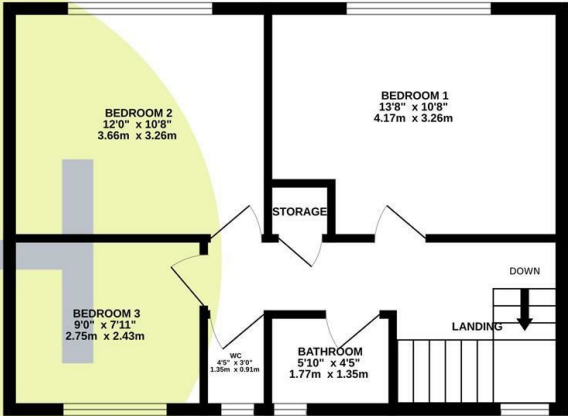




GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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