



ASHWORTH HOLME
Sales · Lettings · Property Management



30 KINGS ROAD, M16 7SD
£310,000



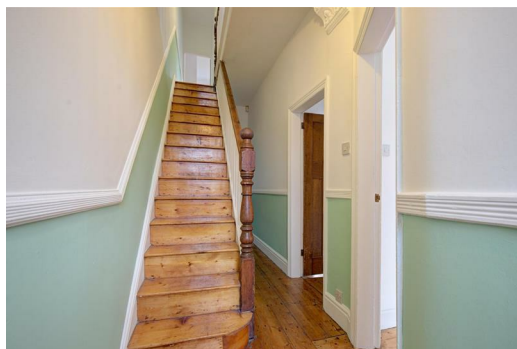
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DESCRIPTION

FINAL OFFER DEADLINE FOR MONDAY 23RD DECEMBER 2024

A FANTASTIC OPPORTUNITY HAS ARISEN TO PURCHASE THIS BEAUTIFULLY PROPORTIONED 1300-SQFT VICTORIAN TERRACE WHICH FORMS PART OF A SOUGHT AFTER LOCATION AND BOASTS HUGE DEVELOPMENT POTENTIAL.

The property enjoys many charming original features including period joinery work and original floorboards which has been stripped and varnished.

Warmed by gas central heating and double glazing throughout.

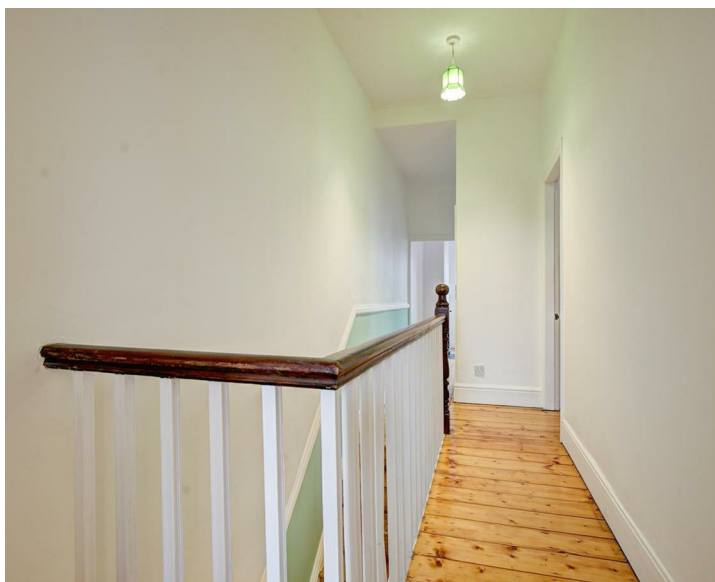
Forming part of a highly sought after area within Old Trafford, the property is located within easy access of popular local schools including Manley Park primary School and Seymour Grove Community primary both regarded as 'outstanding' by Ofsted. Also nearby is the thriving area of Chorlton which boasts independent restaurants, bars and shops. For the commuter the local Metrolink stations at Firwood and Trafford Bar provide fast and easy access to the City Centre, Media City and Manchester Airport. There are also a number of family friendly parks nearby.

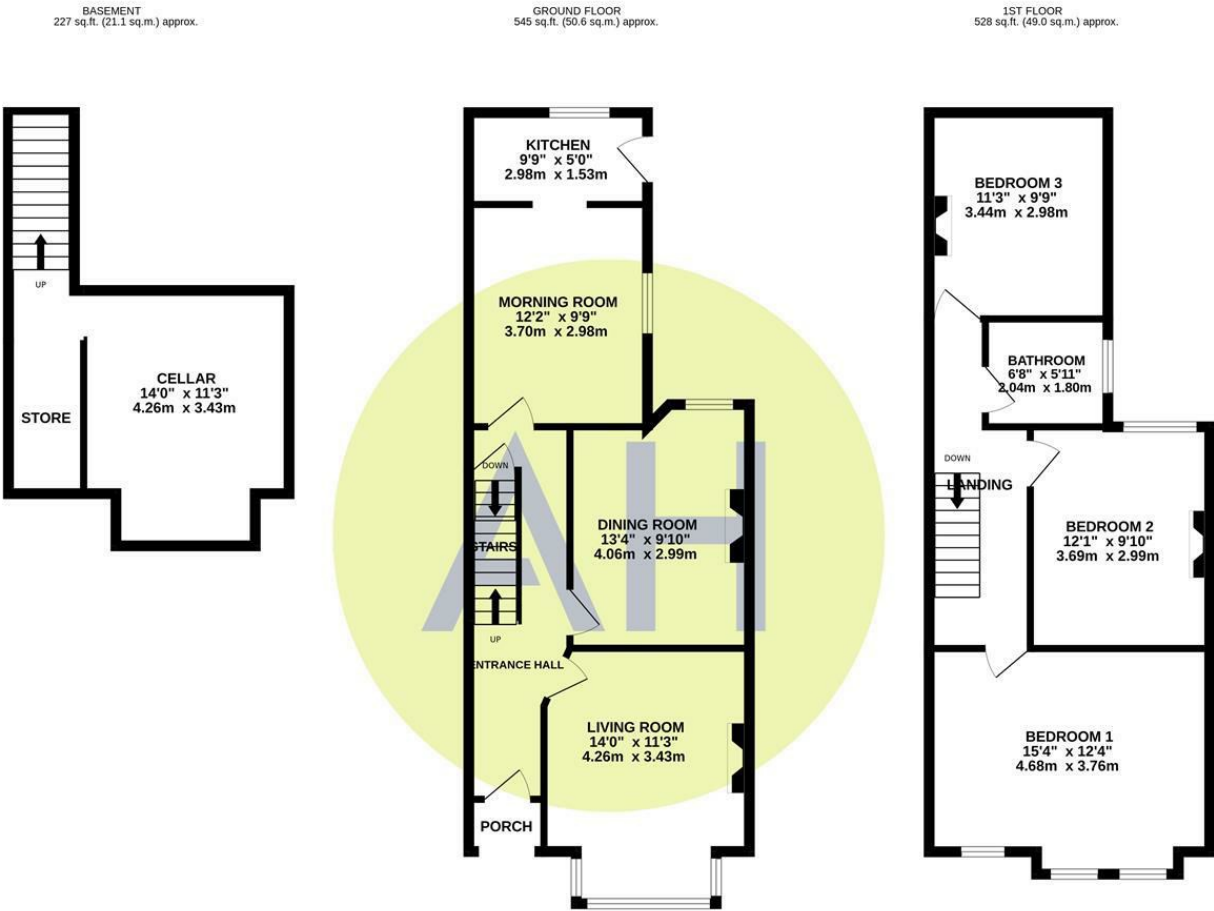
In brief the accommodation comprises: entrance porch, entrance hallway, lounge with bay window, dining room, morning room and a kitchen. To the first floor there are three well

KEY FEATURES

- Spacious Victorian mid-terrace
- Popular & sought after location
- High ceilings & period features
- Rear courtyard garden
- 1300-SQFT of accommodation
- Huge development potential
- Three very well proportioned bedrooms
- No onward chain



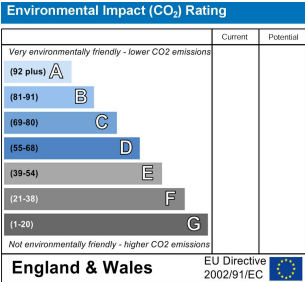
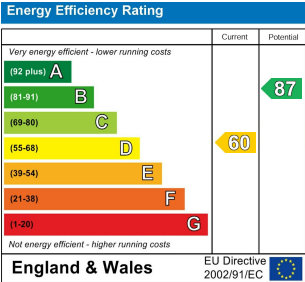




TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.

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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ASHWORTH HOLME

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