



ASHWORTH HOLME
Sales · Lettings · Property Management



28 NESTON STREET, M11 1HZ
£215,000



DESCRIPTION

A BEAUTIFULLY PROPORTIONED TWO BEDROOM GARDEN FRONTED VICTORIAN MID-TERRACE PROPERTY WITH ACCOMMODATION ARRANGED OVER TWO FLOORS AND A BEAUTIFUL OPEN FRONT ASPECT OVERLOOKING DELAMERE PARK.

The property is presented to a good standard throughout and benefits from a large open plan lounge & dining room, a SOUTH FACING private rear garden, modern gloss kitchen, gas central heating, double glazing and a most impressive master bedroom spanning the full width of the property enjoying views over Delamere Park.

Forming part of a convenient location that puts the property within easy reach of excellent transport links including the train and M60 motorway network. Additionally Manchester City Centre is just over 3 miles away and can be reached in around 15 minutes.

In brief the accommodation comprises: entrance porch, entrance hallway, open plan lounge/dining room and a modern kitchen all to the ground floor. To the first floor there are two spacious bedrooms and a family bathroom. To the second floor there is a loft space that is currently being used as an additional room but it does not meet building regulations. Externally there is a SOUTH FACING garden. Further walled gardens to the front of the property.

FREEHOLD. Manchester City Council Tax Band = A.

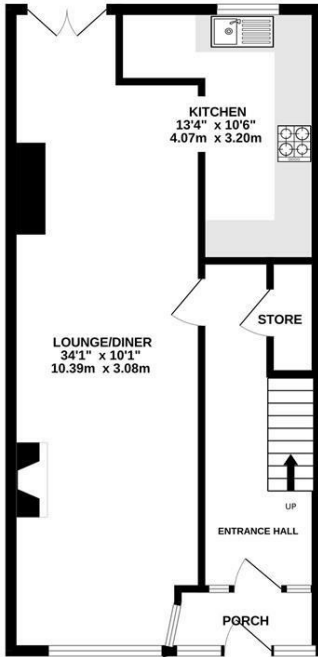
KEY FEATURES

- Spacious Victorian mid-terrace
- South facing rear garden
- Beautiful open aspect
- Double glazing & central heating
- Accommodation over two floors
- Large open plan lounge/dining room
- Situated opposite Delamere Park
- Freehold

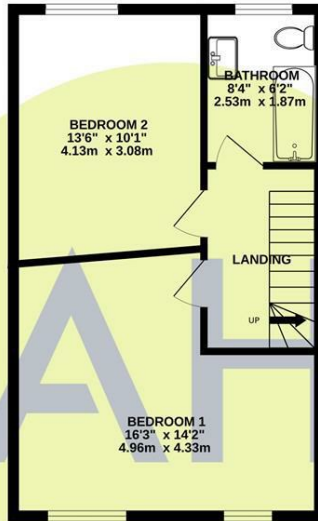




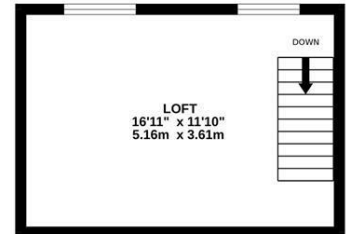
GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR
201 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.5 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		80
		54	

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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