



ASHWORTH HOLME
Sales · Lettings · Property Management



15 PEGGY LANE, M22 4EU
£450,000



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DESCRIPTION

A CONTEMPORARY FIVE BEDROOM TOWN HOUSE WHICH FORMS PART OF THIS HIGHLY SOUGHT AFTER ARCHITECTURALLY DESIGNED DEVELOPMENT WHICH IS LOCATED JUST A SHORT WALK FROM BOTH NORTHEDEN AND DIDSBURY.

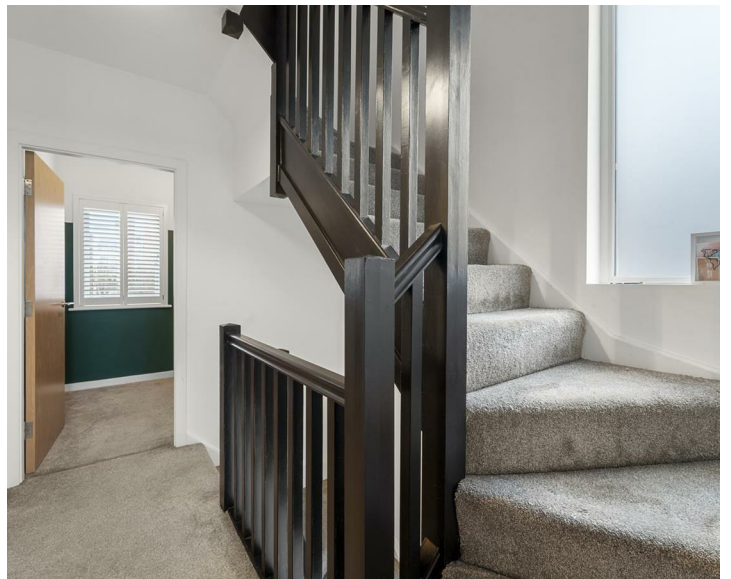
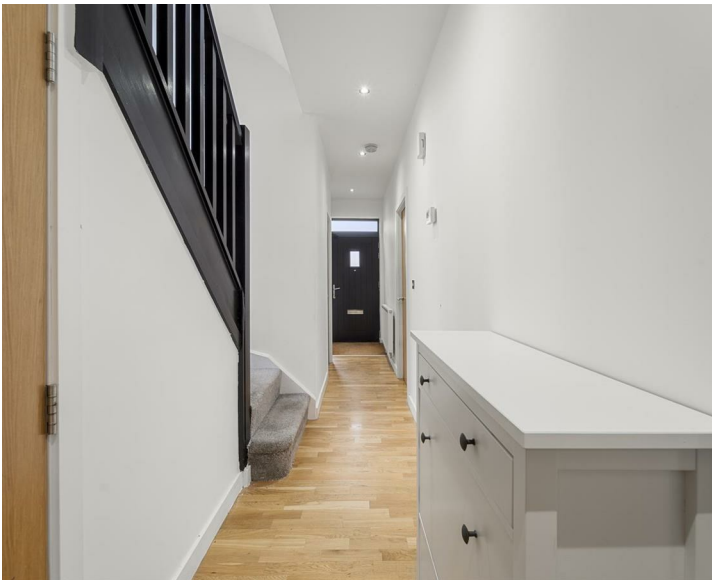
These outstanding and spacious properties were newly constructed in 2016 and benefit from a large open plan dining kitchen with bi-folding doors and skylight windows, master bedroom with en-suite and private terrace, ample sized rear gardens and off road parking. Further benefits include a useful utility cupboard and a downstairs WC. The sought after location puts the property within easy reach of excellent transport links and is just steps away from the bank of the River Mersey perfect for those who enjoy walking.

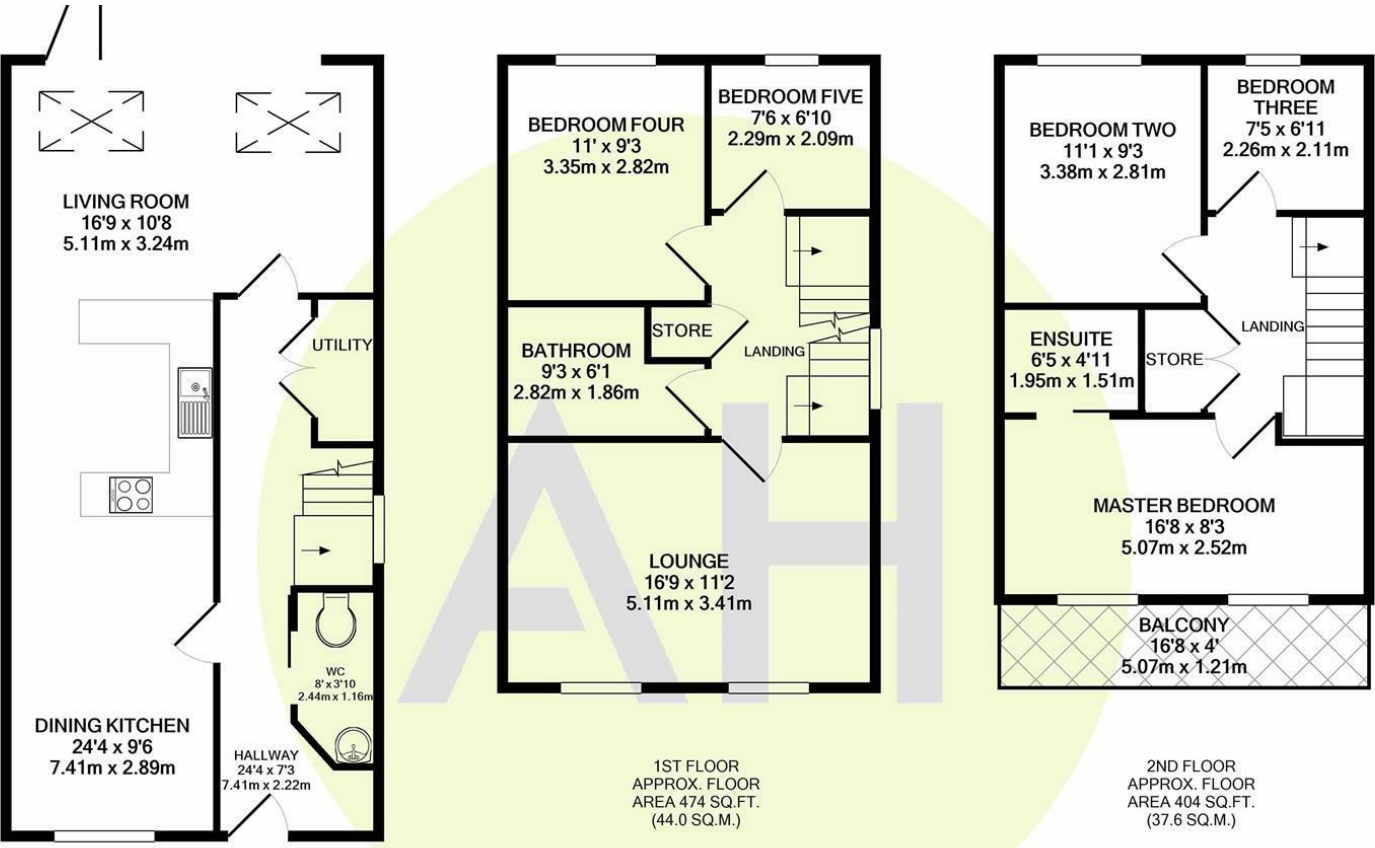
The ground floor accommodation is bright and spacious complete with plantation shutters throughout and briefly comprises: Entrance hallway, downstairs WC, utility cupboard, open plan dining kitchen with ample storage and integrated appliances which opens into an impressive living room with bi-folding doors giving access to the low maintenance rear garden. To the first floor there a spacious lounge in addition to a double and single bedroom which are served by a very well appointed family bathroom. To the second floor there are a further three bedrooms including the stunning master which has an en-suite shower room and patio doors allowing accessing the private terrace to the front aspect. Externally to the rear there is a good sized low maintenance garden with an initial patio area and artificial lawn. To the side there is a driveway providing off road parking for at least two vehicles. NO ONWARD CHAIN.

KEY FEATURES

- Three storey town house
- Walking distance of Northenden & Didsbury
- Master bed with en-suite & terrace
- Ample sized rear garden
- Constructed in 2016
- Presented to an excellent standard
- Open plan dining kitchen
- Off road parking







TOTAL APPROX. FLOOR AREA 1464 SQ.FT. (136.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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	