



ASHWORTH HOLME
Sales · Lettings · Property Management



6 LOUGHBOROUGH CLOSE, M33 5UF
£525,000



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DESCRIPTION

A MODERN THREE-BEDROOM DETACHED HOME, PERFECTLY SITUATED IN A HIGHLY SOUGHT-AFTER LOCATION CLOSE TO ASHTON-ON-MERSEY SCHOOL.

The property offers well-balanced living space, featuring a spacious living room, a separate dining room, and a fitted kitchen. A bright conservatory provides additional living space and offers direct access to the enclosed rear garden, which is mainly laid to lawn. The home also benefits from a single integral garage.

To the first floor, there are three well-proportioned bedrooms, including a master bedroom with fitted furniture and a private en-suite shower room. A separate family bathroom serves the remaining bedrooms.

Externally, the property enjoys a private rear garden, while the front offers a driveway providing off-road parking and access to the integral garage.

A fantastic opportunity to acquire a modern family home in a desirable location!

KEY FEATURES

- Modern three-bedroom detached home in a sought-after location
- Bright conservatory with access to the enclosed rear garden
- Single integral garage and driveway providing off-road parking
- Freehold
- Spacious living room, separate dining room, and fitted kitchen
- Master bedroom with fitted furniture and en-suite shower room
- Close to Ashton-on-Mersey School and local amenities

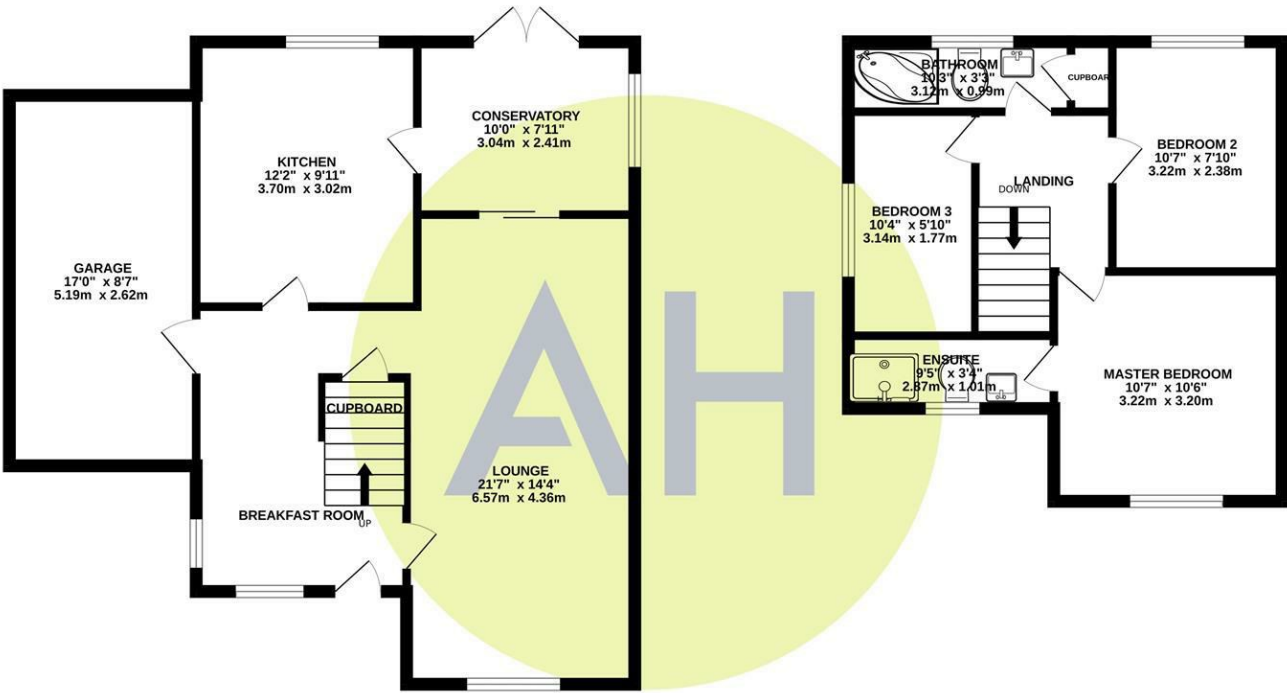






GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.

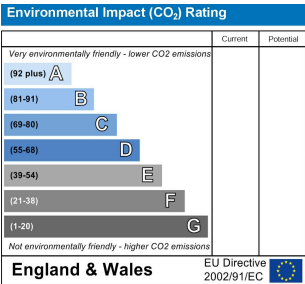
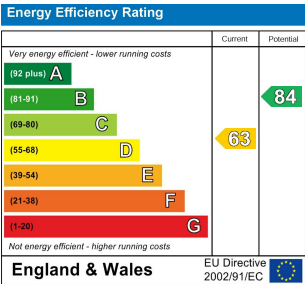
1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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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ASHWORTH HOLME

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