



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



**84 KINGS LANE, M32 8GG**  
**£265,000**



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## DESCRIPTION

A WELL-PROPORTIONED THREE-BEDROOM MID-TERRACE WITH PARKING AND GARDENS, IDEALLY POSITIONED ON A QUIET CUL-DE-SAC JUST A SHORT WALK FROM STRETTFORD METROLINK, LONGFORD PARK & BEACH ROAD IN CHORLTON.

Offering over 860 sq ft of accommodation, this spacious home presents an excellent opportunity for buyers looking to add value and personalise their space. The ground floor features an open-plan lounge and dining area, a separate kitchen, and a downstairs WC. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property enjoys a good-sized rear garden, mainly laid to lawn, with further garden space and a gated driveway to the front.

While the property would benefit from some cosmetic updating, it offers great potential and is ready for a buyer to put their own stamp on it.

Superbly located on a popular cul-de-sac, just a 20-minute walk to Stretford Metrolink, close to Longford Park, and only a 30-minute stroll to the vibrant bars, shops, and restaurants of Beech Road, Chorlton.

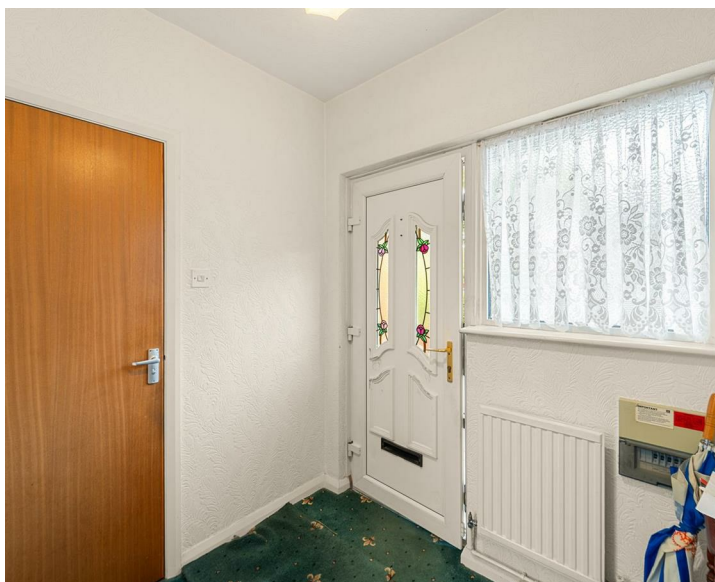
FREEHOLD. NO ONWARD CHAIN. A great opportunity in a sought-after location.

## KEY FEATURES

- Spacious three-bedroom mid-terrace home
- Open-plan lounge and dining area
- Three bedrooms and family bathroom
- Gated driveway and front garden
- Over 860 sq ft of accommodation
- Separate kitchen and ground floor WC
- Good-sized rear garden mainly laid to lawn
- Quiet cul-de-sac close to Stretford Metrolink



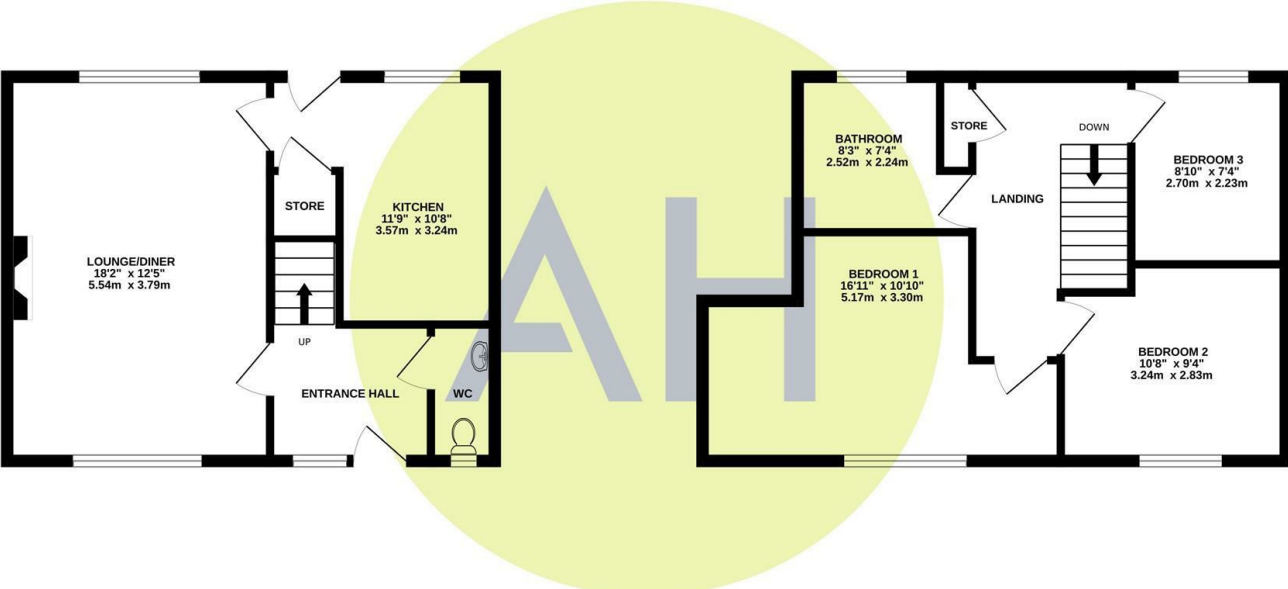






GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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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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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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
WWW.ASHWORTHHOLME.CO.UK



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.