



£895,000

DESCRIPTION

AH

3 WILLIAM LUNT GARDENS M21 9PB

£895,000

AN EXCEPTIONAL FIVE DOUBLE BEDROOM TOWNHOUSE OFFERING 2654 SQ FT OF ACCOMMODATION, JUST A COUPLE OF MINUTES' WALK FROM BEECH ROAD, WITH STUNNING NEWLY FITTED KITCHEN AND PRIVATE ROOF TERRACE

Forming part of a modern cul-de-sac by Hillcrest Homes, this striking property is one of just four townhouses created from the former Victorian Old Masonic Hall. The restored frontage blends seamlessly with contemporary design to create a truly unique home of outstanding quality.

Recently redecorated throughout and finished to the highest standard, the property offers exceptional presentation and generous proportions across four floors. The stunning kitchen features fully integrated high-end appliances including a BORA hob with built-in extraction, Franke instant hot water tap, and Siemens 'Studio Line' oven and microwave. Corian work surfaces, a breakfast bar with seating for four, and Ted Todd solid wood herringbone flooring add a touch of luxury.

The accommodation comprises: entrance porch, hallway, integral garage with electric door, downstairs WC, and a family room opening onto the sizeable, beautifully maintained rear garden. The first floor offers a large open-plan lounge/dining/kitchen and a further living room (which could also serve as a fifth bedroom), together with a utility room and boiler room. On the second floor, the principal bedroom benefits from a luxury four-piece ensuite, with a further double bedroom featuring an ensuite shower room. The third floor has two additional double bedrooms served by a stylish four-piece family bathroom, with the rear bedroom enjoying direct access to a private roof terrace. Externally, the property provides a paved driveway, integral garage, and a south-facing rear garden that is sizeable, beautifully landscaped, and includes a paved patio area.

Internal inspection is highly recommended to fully appreciate the scale, quality, and finish of this exceptional home.



KEY FEATURES

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- Five double bedrooms across four floors
- Stunning newly fitted kitchen
- Corian work surfaces and breakfast bar
- Versatile further living room/fifth bedroom
- Principal suite with luxury ensuite
- South-facing rear garden
- Integral garage with electric door
- Minutes from Beech Road & Metrolink
- Gas central heating & double glazing
- No onward chain. FREEHOLD.

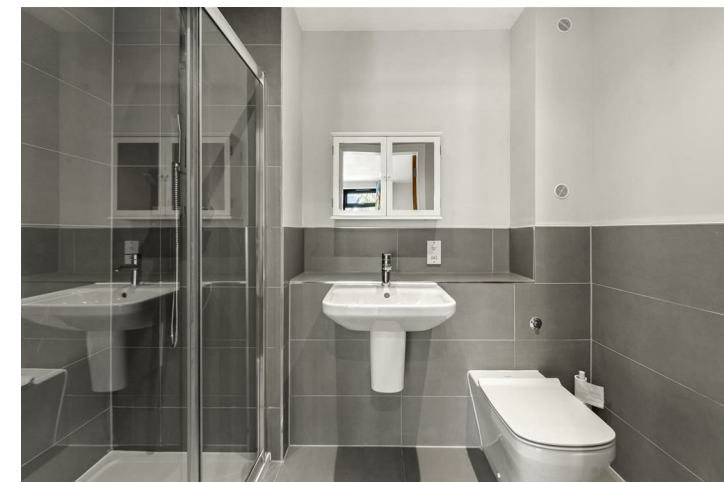


KEY FEATURES

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“You’ve got to see this five double bedroom townhouse — beautifully presented across four floors with 2,654 sq ft of space. The kitchen is stunning, with high-end appliances, a breakfast bar, and herringbone flooring. There’s a versatile living room that could be a fifth bedroom, a principal suite with ensuite, and a bedroom with a private roof terrace. Outside, the south-facing garden, garage, and driveway are great, and it’s just minutes from Beech Road, the Metrolink, and excellent schools — a fantastic home.”



SEE FLOOR PLAN FOR DIMENSIONS



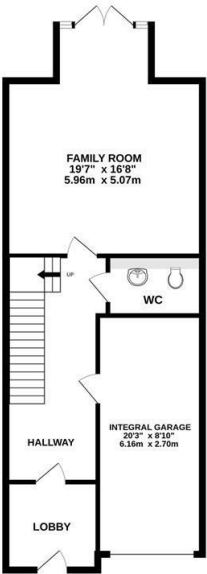
LOCATION

Location-wise, it really doesn't get much better. You're just a couple of minutes' walk from Beech Road, with its cafés, bars, restaurants, and boutique shops, perfect for a morning coffee or evening out. Chorlton Park and the Meadows are nearby, offering green space for walking, sports, and family time. The Metrolink is only a ten-minute walk, making it easy to get into Manchester city centre in around 12 minutes, and several highly regarded schools are within walking distance, making it ideal for families. This really is a home where convenience, lifestyle, and space all come together."





GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.

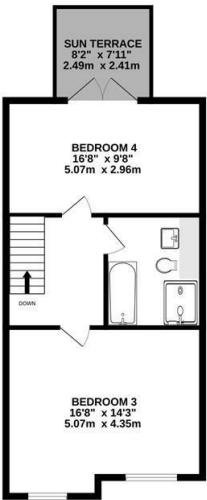


1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



2ND FLOOR
675 sq.ft. (62.8 sq.m.) approx.

3RD FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 2654 sq.ft. (246.6 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			92
(81-91) B		87	
(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	



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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.