



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



**54 ALLANSON ROAD, M22 4WW**  
**£300,000**



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## DESCRIPTION

A SUPERB THREE-BEDROOM TERRACE OFFERING OVER 1,100 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION, COMPLETE WITH A DORMER EXTENSION AND MASTER ENSUITE, ALL IN THE HEART OF POPULAR NORTHCENDEN.

The property has been finished to an excellent standard throughout and provides flexible living space across three floors. The accommodation comprises: entrance porch, attractive lounge, and a stylish dining room opening into an extended kitchen with skylight windows, which provides plenty of natural light and direct access to the sunny rear garden. To the first floor, there are two well-proportioned bedrooms and a family bathroom, while the top floor is home to a superb master bedroom with ensuite.

Externally, the property enjoys gardens to the front and rear, with the rear garden featuring a wonderful patio area—ideal for al-fresco dining and entertaining.

The location is outstanding, just a short walk from Northenden Village and perfectly placed for local amenities, highly regarded schools, and excellent transport links including easy access to the Metrolink, bus and rail connections, and the M60 motorway network.

An early viewing is essential to fully appreciate this fantastic home.

## KEY FEATURES

- Superb Three-Bed Terrace
- Dormer loft extension with Ensuite
- Two Further Well-Proportioned Bedrooms
- Landscaped Rear Garden With Patio
- 1100 Sq Ft Arranged Over Three Floors
- Open plan dining kitchen (extended)
- Beautifully Presented throughout
- Close To Amenities, Schools & Transport links

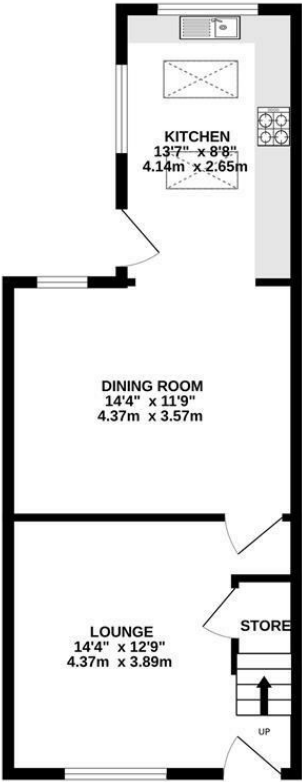




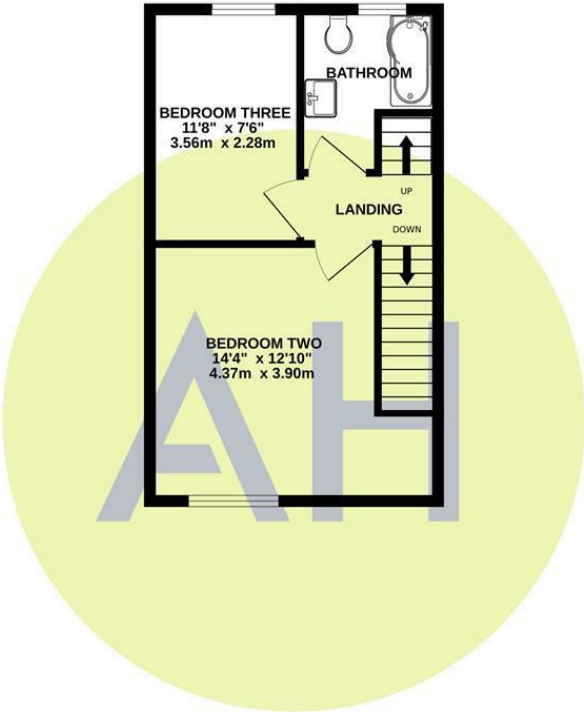




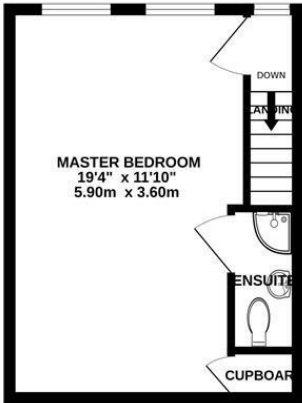
GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



2ND FLOOR  
278 sq.ft. (25.8 sq.m.) approx.




TOTAL FLOOR AREA: 1097 sq.ft. (102.0 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		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(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	



# ASHWORTH HOLME

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