



ASHWORTH HOLME
Sales · Lettings · Property Management



12 POPPY CLOSE, M23 9TF
£1,295 PER CALENDAR MONTH



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DESCRIPTION

AVAILABLE EARLY DECEMBER - A MODERN, BEAUTIFULLY PRESENTED AND RECENTLY UPDATED TWO DOUBLE BEDROOM PROPERTY WHICH FORMS PART OF A QUIET AND SOUGHT AFTER LOCATION CLOSE TO THE METROLINK, WYTHENSHAW HOSPITAL AND MANCHESTER AIRPORT.

This stunning property benefits from a newly fitted kitchen and bathroom in addition to off road parking, two spacious bedrooms and a private rear garden. Warmed by gas central heating and double glazing throughout.

In brief the accommodation comprises: Entrance hallway, spacious living room and a beautiful modern dining kitchen which provides access to the rear garden. To the first floor there are very well proportioned double bedrooms and recently decorated bedrooms in addition to a brand new bathroom which has been fitted with a modern white suite and includes and shower over the bath.

Externally to the rear there are private gardens which have been recently landscaped with an initial decked seating area which would be ideal for socialising during the summer months. To the front there is a driveway which provides off road parking for more than one vehicle.

UNFURNISHED however there are fitted wardrobes in the main bedroom and a useful storage cupboard in bedroom two. White goods are also included as are curtains and blinds.

£100 holding fee is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme.

KEY FEATURES

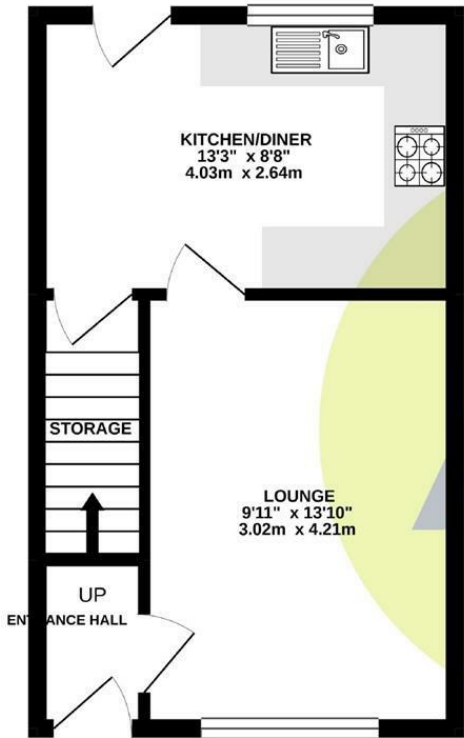
- Beautifully presented two bed terrace
- Landscaped garden with decked seating area
- Newly fitted dining kitchen with garden access
- Fitted wardrobes to the master bedroom
- Recently updated throughout
- Sought after location close to the Metrolink
- Curtains, blinds & kitchen white goods included
- Driveway to the front



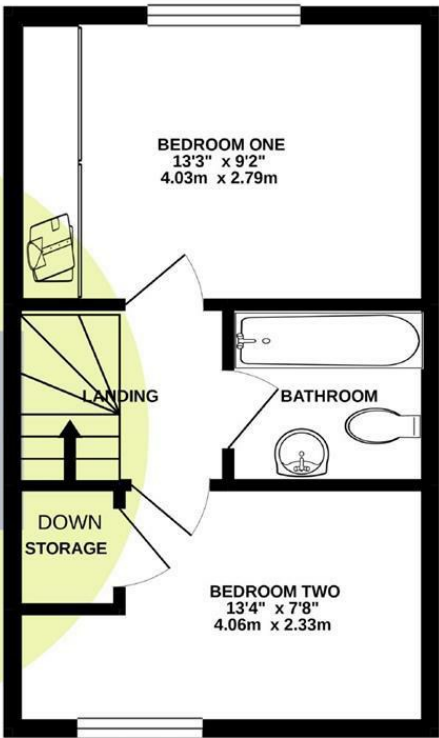




GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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		88
(81-91) B		
(69-80) C		
(55-68) D	70	
(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			88
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



ASHWORTH HOLME

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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.