



ASHWORTH HOLME

Sales · Lettings · Property Management



14 MONMOUTH AVENUE, M33 5QL
£430,000

3 1 2



DESCRIPTION

SUPERB CORNER PLOT WITH HUGE POTENTIAL - A LARGER THAN AVERAGE 1108-SQFT THREE BEDROOM SEMI-DETACHED FAMILY HOME OCCUPYING AN ENVIALE CORNER GARDEN PLOT, OFFERING OUTSTANDING SCOPE TO EXTEND AND RECONFIGURE

This superb property forms part of a quiet cul-de-sac location just steps away from Ashton-on-Mersey Village and within easy walking distance of Sale Town Centre. Highly regarded schooling is close at hand, including Ashton-on-Mersey Secondary School and the excellent range of Grammar Schools Trafford is renowned for.

The property already benefits from generous room proportions throughout and includes a useful downstairs WC, a detached garage and a large frontage providing ample off-road parking. Further benefits include gas central heating and double glazing throughout.

In brief, the accommodation comprises: entrance hallway, downstairs WC, dining room with bay window which is open to a spacious lounge leading through to a conservatory, and a separate dining kitchen, all to the ground floor. To the first floor there are three bedrooms, a bathroom and a separate WC. Please note the loft is part-converted and accessed via a pull-down ladder from the landing. Externally, the property truly stands out. To the rear is a large and mature garden with an initial patio seating area, while to the front there are further walled gardens and a driveway providing off-road parking, running down the side of the property to the detached garage.

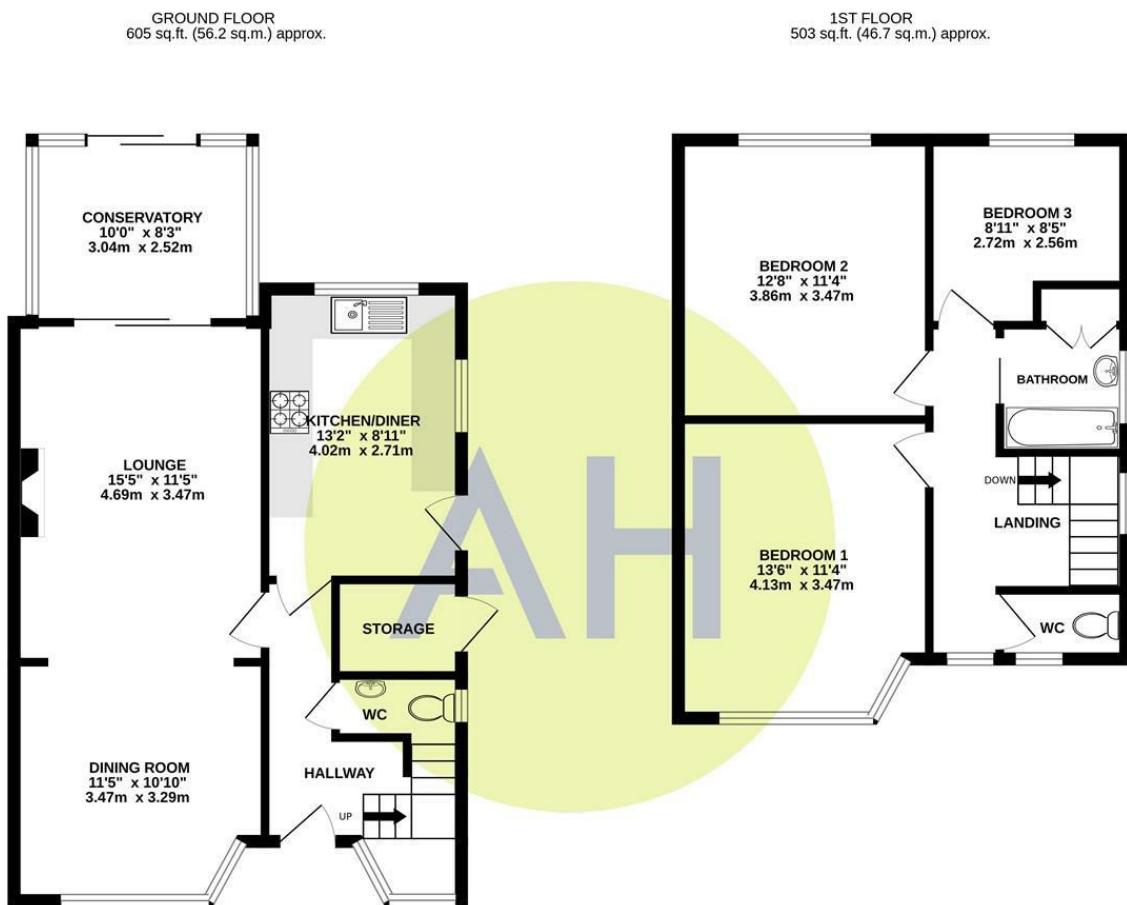
NO ONWARD CHAIN. A rare opportunity to acquire a home with both an exceptional location and genuine long-term potential.

KEY FEATURES





FLOOR PLANS



TOTAL FLOOR AREA: 1108 sq.ft. (102.9 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 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.

