



52 ABBEY ROAD, M33 6HT
£365,000



DESCRIPTION

ASHWORTH HOLME OFFER THIS THREE BEDROOM SEMI DETACHED HOME LOCATED A STONES THROW AWAY FROM THE OUTSTANDING PARK ROAD PRIMARY SCHOOL, This superb extended, corner plot property measures up at approximately 1072 square feet and boasts off road parking for two vehicles, two light and spacious reception rooms and study, along with a generous family kitchen and dining area leading to a garden of three different sections; patio, decked and grassy. Recently decorated and re-carpeted throughout, the accommodation comprises: entrance hallway leading to a bright study, front reception room with bay window, second reception room looking out to the rear garden, and a large fully fitted kitchen with dining area leading out to the rear garden. Upstairs, there is a landing area leading to two generous sized bedrooms; master and second, a substantial third bedroom, and a bathroom suite. With NO ONWARD CHAIN - the property is available to view immediately.

KEY FEATURES

- EXTENDED PROPERTY WITH CORNER PLOT
- SPACIOUS GARDENS TO THREE SIDES
- RECENTLY RE-CARPETED THROUGHOUT
- STONES THROW FROM OUTSTANDING PARK ROAD PRIMARY SCHOOL
- NO ONWARD CHAIN
- APPROX 1072 SQ FT
- RECENTLY RE-DECORATED THROUGHOUT
- 2 LARGE RECEPTION ROOMS & STUDY
- OFF ROAD PARKING FOR 2 VEHICLES





DIMENSIONS

LIVING ROOM

12'10" x 12'4" (3.93 x 3.77)

SITTING ROOM

12'4" x 12'0" (3.77 x 3.67)

KITCHEN

17'4" x 14'0" (5.30 x 4.27)

STUDY

8'0" x 5'11" (2.46 x 1.82)

MASTER BEDROOM

12'11" x 12'5" (3.94 x 3.79)

BEDROOM 2

12'5" x 12'0" (3.79 x 3.66)

BEDROOM 3

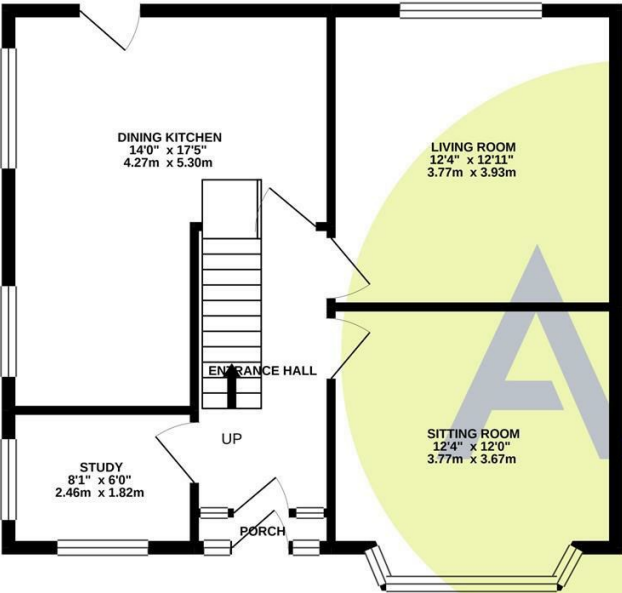
7'7" x 7'2" (2.31m x 2.18m)

BATHROOM

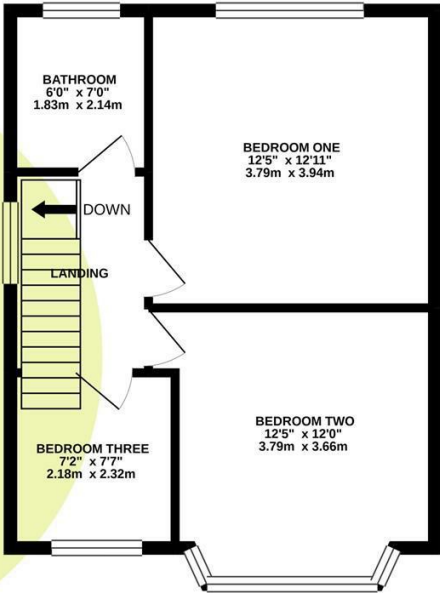
7'0" x 6'0" (2.14 x 1.83)



GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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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ASHWORTH HOLME

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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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	