



Ashwell Road, Manchester, M23

Asking Price

£420,000

Extended Three Bedroom Detached family Home

Sought After Location

Utility Room and Seperate Downstairs WC

Excellent transport and Motorway Links

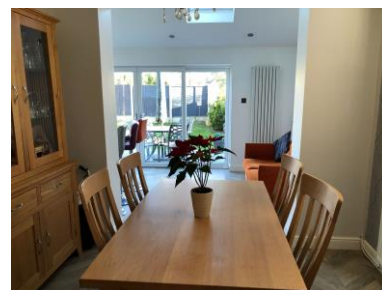
Multi Car Off Road Parking

Beautifully Presented Property Throughout

Detached Garage

Bespoke Extended Open Plan Kitchen

Bergins are thrilled to offer to the market this wonderful three double bedroom extended detached family property. Benefiting from all the things that help better equip any property such as a separate detached garage, additional downstairs WC, useful utility room, additional reception/ dining room meaning this property is unlikely to be on the market long. In brief the accommodation comprises an entrance hall, living room, dining room, open plan kitchen diner, utility room, downstairs WC, Three double sized bedrooms and a family bathroom. Also benefiting from ample off road parking for several vehicles, detached garage and an enclosed rear garden the property is ideally located for easy access to transport and motorway links and the very popular Spinney estate. Early viewing is highly recommended.



Ground Floor

Hallway

Laminate flooring, Radiator, leading to all ground floor rooms.



Downstairs WC

Laminate flooring, Low level WC, Wash hand basin in vanity unit, Upvc double glazed window,

Living Room

13' (3m 96cm) x 11' (3m 35cm)

Bay fronted Upvc double glazed window with a front aspect, Laminate flooring, radiator, ample space for free standing lounge furniture.



Dining Room

10'2" (3m 9cm) x 8'6" (2m 59cm)

Upvc double glazed window (side aspect), Laminate flooring, Radiator, ample space for dining table and chairs.



Dining/ kitchen

19'4" (5m 89cm) x 15'6" (4m 72cm)

Bespoke extension with Upvc double glazed doors opening into the back garden, laminate flooring, range of wall and base units, built in double oven, 5 ring hob with extractor fan, breakfast bar with integrated dishwasher and wine cooler, sink unit. two Velux roof windows providing additional light into the extension.



Utility Room

With space for washer and dryer and leading to side door giving entry to back garden.

First Floor

Bedroom One

13'5" (4m 8cm) x 10'3" (3m 12cm)

Rear aspect, Upvc double glazed window, Radiator, Oak wooden flooring

Bedroom Two

10'8" (3m 25cm) x 9'2" (2m 79cm)

Rear aspect, Upvc double glazed window, oak wooden flooring, radiator.

Bedroom Three

9'5" (2m 87cm) x 9' (2m 74cm)

Front aspect, radiator, Upvc double glazed window, carpet to floor.



Bathroom

9'11" (3m 2cm) x 5'6" (1m 67cm)

Upvc double glazed window, tiled flooring, panel bath with over bath shower, Low level WC, wash hand basin, radiator.

Outside

To the front is a paved area for parking several cars and leading to a detached garage and gate to rear garden. Rear garden is laid mainly to lawn with a patio area and surrounded by wooden panel fencing with a decorative Gazebo to the rear.



Disclaimer

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves



