



ASHWORTH HOLME
Sales · Lettings · Property Management



2 FELDOM ROAD, M23 0HP
£375,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED AND EXTENDED END TERRACE PROPERTY, OCCUPYING AN ENVIABLE CORNER PLOT WITH IMPRESSIVE GARDENS, GENEROUS OFF-ROAD PARKING AND A STUNNING OPEN-PLAN DINING KITCHEN.

This stylish family home has been thoughtfully extended to create a superb open-plan dining kitchen, undoubtedly the heart of the home. Fitted with a central island and offering ample space for dining and entertaining, the room is flooded with natural light via two sets of French doors opening onto the landscaped rear garden. The ground floor also benefits from a spacious lounge/diner, separate utility room and downstairs WC.

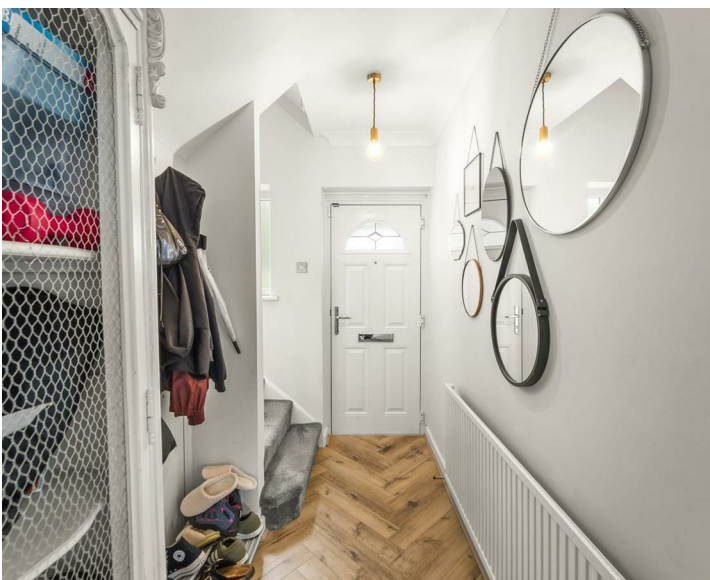
To the first floor are three well-proportioned bedrooms and a contemporary family bathroom/WC. A staircase rises to the second floor where there is a useful loft room with en-suite facilities. Whilst currently used as a master bedroom, buyers should note the conversion does not have building regulation sign-off and therefore cannot be classed as an official bedroom, although it provides versatile additional space. Externally, the property occupies a fantastic corner plot with landscaped gardens to both the front and rear. The rear garden enjoys an initial patio seating area together with a further seating space to the rear, enclosed with panelled fencing and finished with artificial grass for ease of maintenance. To the front is an extensive lawned garden alongside a gated driveway providing off-road parking for multiple vehicles.

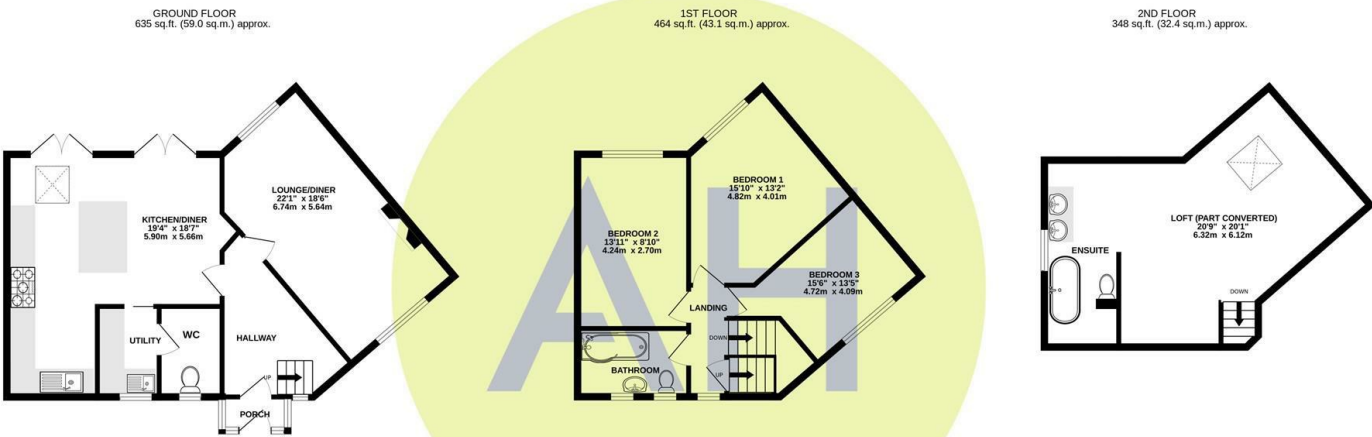
The location is a key feature, with the Metrolink Airport Line situated just a two-minute walk away, providing easy access into Manchester City Centre and beyond. Manchester Airport and Wythenshawe Hospital are both within a 5-10 minute drive, whilst the property also enjoys excellent connectivity to the M56 and M60 motorway networks.

KEY FEATURES

- Spacious & extended end terrace property
- Separate utility and downstairs WC
- Large corner garden plot
- Close to the Metrolink network
- Stunning open-plan kitchen with garden access
- Three double bedrooms & useful loft room
- Gated driveway providing ample parking
- Freehold







TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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		