



ASHWORTH HOLME
Sales · Lettings · Property Management



62 CARRSWOOD ROAD, M23 9HQ
£260,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED WHICH FORMS PART OF A POPULAR LOCATION AND BOASTS STUNNING GARDENS TO BOTH THE FRONT AND REAR.

The spacious property enjoys a large living area which opens into a conservatory, in addition to modern fixtures and fittings throughout. We feel the property would suit a variety of purchasers, including first-time buyers or anyone looking for a home that does not require costly work or updating.

Further benefits include a modern breakfast kitchen and bedrooms with fitted furniture. Situated in a popular location close to many of Trafford's major amenities, including Manchester Airport and Wythenshawe Hospital. Timperley Village and the retail park/supermarkets on Altrincham Road are also just a short drive away. The M60/M56 Motorways are within easy reach, as is the Metrolink Network. The property is warmed by gas central heating and benefits from double glazing throughout.

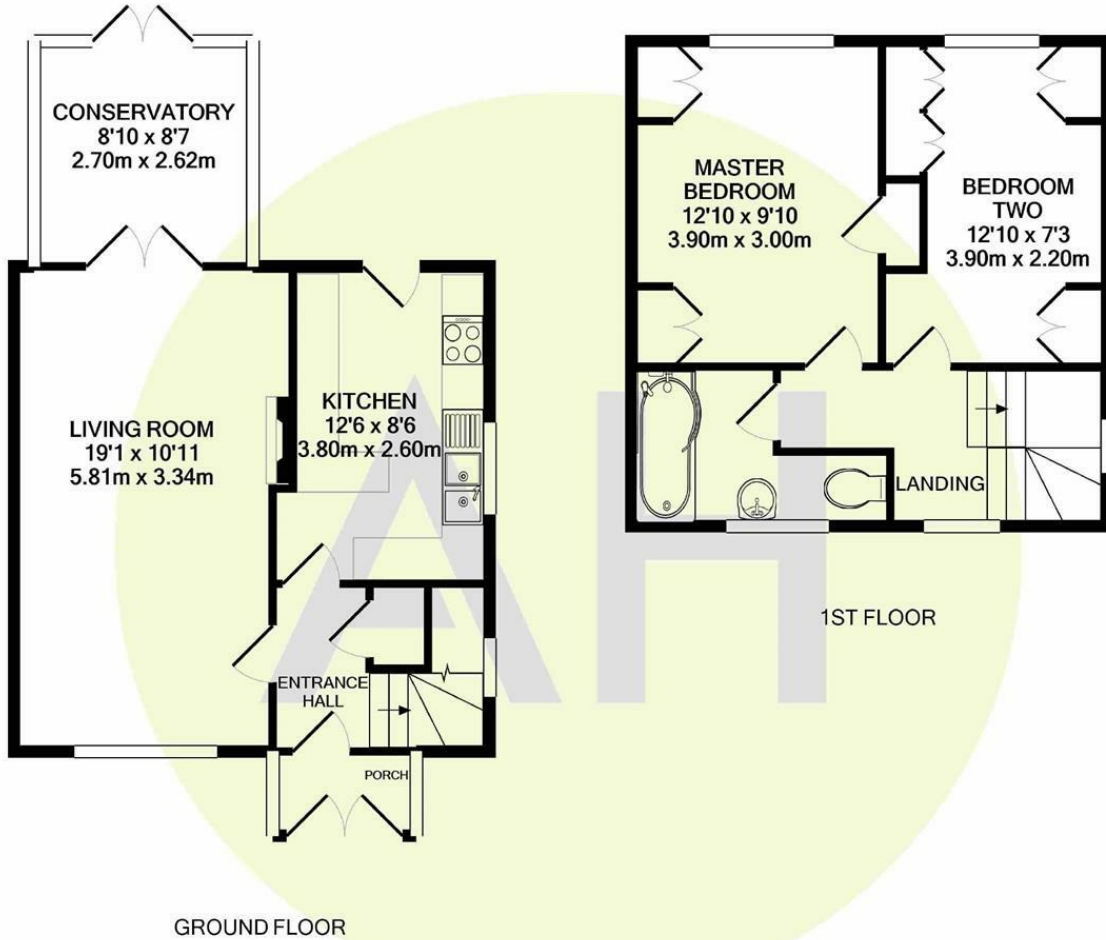
In brief, the accommodation comprises: Entrance porch, entrance hallway, spacious living room, conservatory, and a modern breakfast kitchen with integrated fridge and freezer. To the first floor, there are two double bedrooms and a bathroom fitted with a white suite. Externally, to the rear there is an impressive low-maintenance garden with panelled fencing. To the front, there are further gardens and a gated driveway providing off-road parking.

KEY FEATURES

- Two bedroom semi-detached
- Beautiful gardens to both the front & rear
- Modern breakfast kitchen
- Amazing open front aspect
- Presented to an excellent standard
- Living room opening into a conservatory
- Ample off road parking
- Close to Timperley Village & supermarkets







Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
		53	80

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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