



9 Chiseldon Avenue
Ashway Park M22 5HW
O.I.R.O £285,000

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Ashway Park M22 5HW

O.I.R.O £285,000

Beautifully-presented throughout, this stylish semi-detached home is a "must-see" home. The property forms part of the ever-popular 'Ashway Park' development which is well-placed for access to amenities, transport networks and schools.

An entrance hallway leads to a well-appointed living room which leads through to a fitted dining kitchen. This leads on to a spacious conservatory which overlooks the garden.

To the first floor is a large principal bedroom with dressing area. There is a second bedroom to the rear of the house and a bathroom which is fitted with a white suite, with shower above the bath.

The house stands behind an attractive garden area, with a driveway providing off road parking space alongside the property. A pedestrian gate gives access to the enclosed rear garden: There is a seating area, lawn and decorative borders.

This is a most appealing home which warrants an early internal inspection in order to avoid disappointment. These homes are always sought-after and this is a particularly good example.



Tenure: Freehold
Council Tax: Manchester C

- Two Bedrooms
- Spacious Living Room
- Fitted Dining Kitchen
- Conservatory
- Bathroom with White Suite
- Gas Central Heating
- PVCU Double Glazing
- Driveway
- Gardens
- Popular Development

Entrance Hallway

Living Room
14'7 max x 12'11 max

Dining Kitchen
9'1 x 12'11

Conservatory
7'6 x 10'7

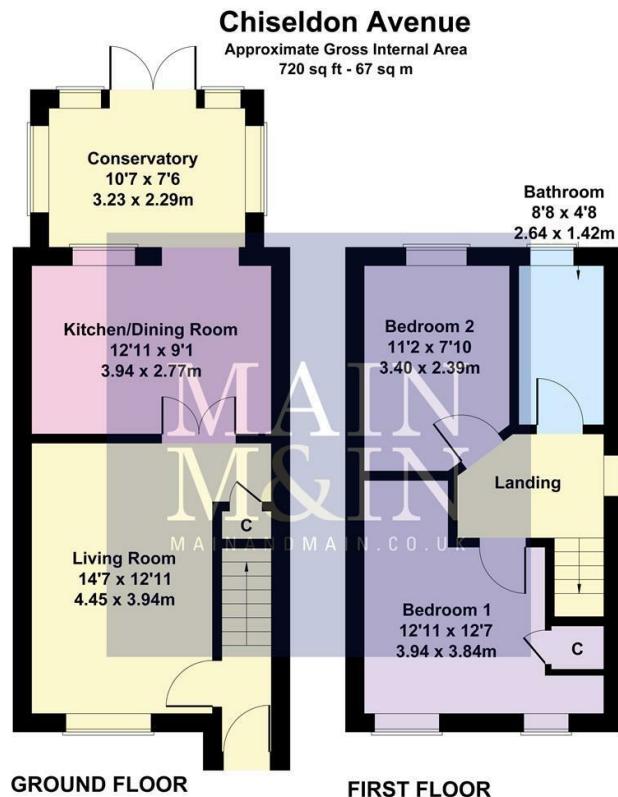
First Floor Landing

Bedroom One
12'7 red to 10'6 x 12'10 red to 9'9
With dressing area and storage cupboard.

Bedroom Two
11'2 max x 7'10 max

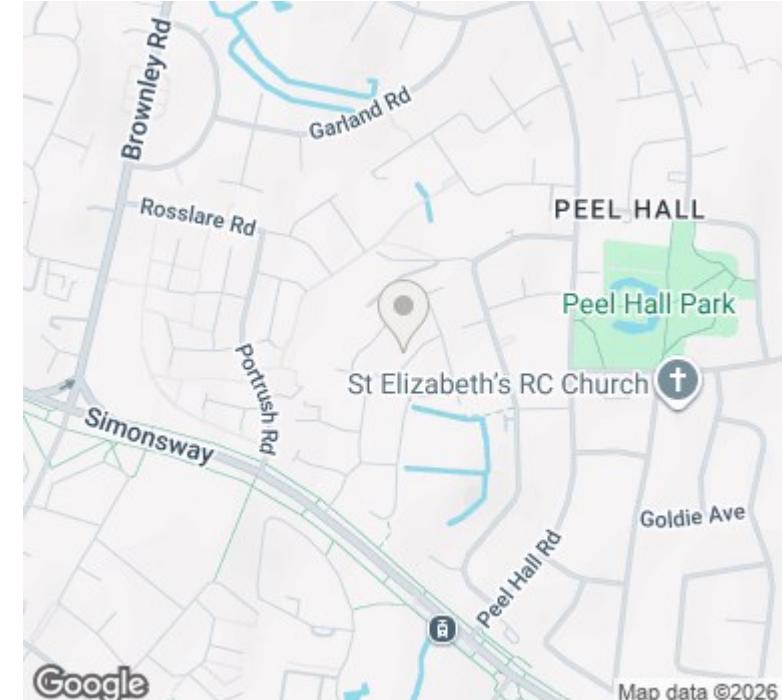
Bathroom
8'8 x 4'8

Externally
Garden to the front with driveway alongside, with gate to side.
Enclosed garden to the rear with seating area and lawn.



To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

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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