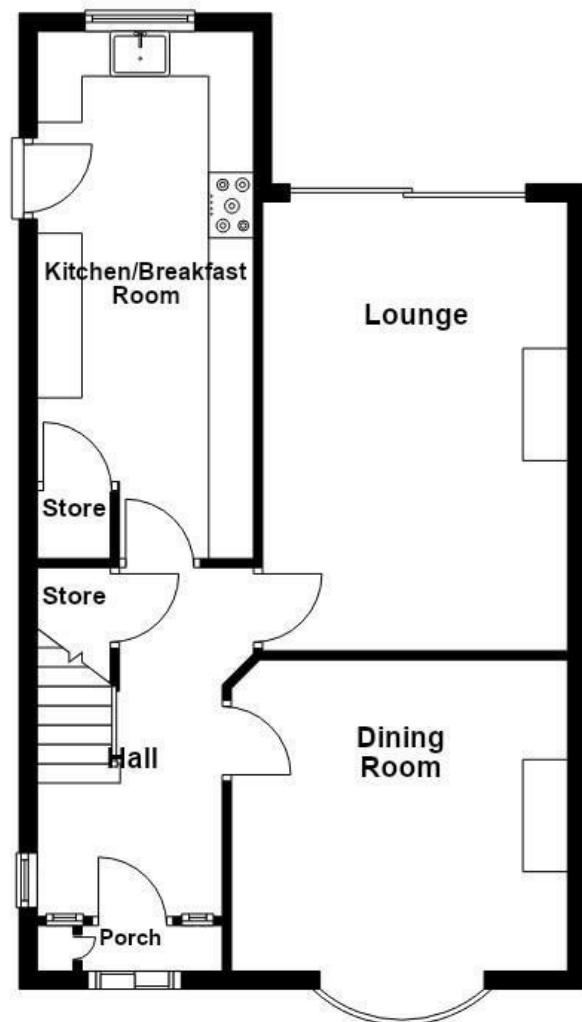
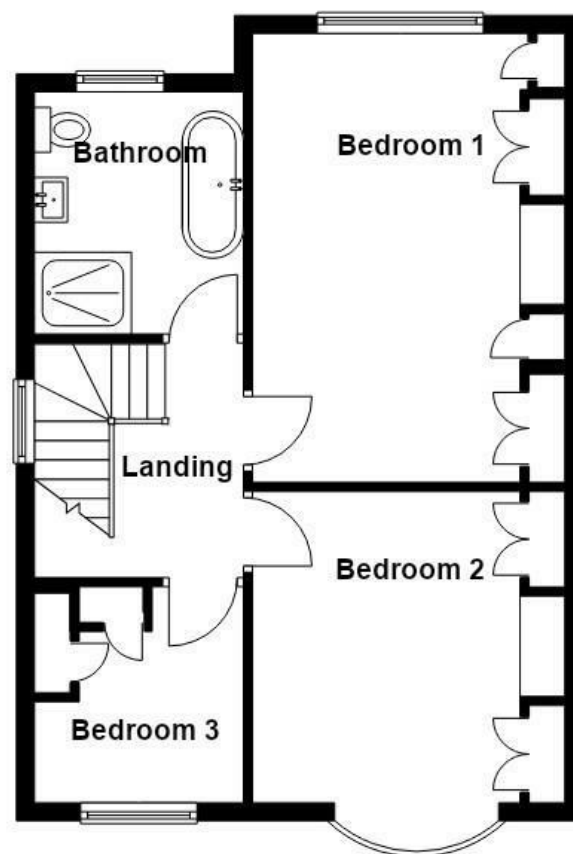


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ashbourne Grove, Manchester, M45 7WL

£450,000

CONTEMPORARY FAMILY LIVING IN WHITEFIELD

Beautifully presented and thoughtfully appointed, this contemporary three-bedroom semi-detached property offers an exceptional blend of modern family living and timeless character. Having been carefully maintained and stylishly updated, the home provides a welcoming environment that is ready to move straight into, whilst retaining the traditional features that give it its individuality and charm.

Internally, the accommodation combines elegant original detailing with contemporary convenience. The modern kitchen provides a practical and stylish setting for everyday family life, while the contemporary bathroom has been finished to a high standard. Each of the three bedrooms benefits from fitted wardrobes, providing excellent built-in storage without compromising on space or style.

Externally, the property continues to impress, with a generously sized garden offering an excellent private space for children to play, entertaining guests or simply enjoying the outdoors. Together with the property's attractive presentation and versatile accommodation, it makes an ideal setting for modern family life.

Situated in the highly regarded area of Whitefield, residents benefit from an appealing combination of community, convenience and connectivity. The area offers a wealth of local amenities, including shops, cafés, restaurants, schools and leisure facilities, whilst excellent transport links provide straightforward access towards Bury, Manchester and surrounding areas. With its balance of suburban living and easy access to the wider region, Whitefield remains a particularly desirable place to call home.

Combining character, contemporary styling and generous outdoor space, this impressive property represents a superb opportunity for families seeking a stylish and well-positioned home in a sought-after location.

Ashbourne Grove, Manchester, M45 7WL

£450,000

 3  1  2  D

- Contemporary Three-Bedroom Semi-Detached Home
 - Three Bedrooms With Fitted Wardrobes
 - Off Road Parking
 - Tenure - Freehold
- Stylishly Updated Throughout
 - Contemporary Family Bathroom
 - EPC Rating - D
- Modern Fitted Kitchen
 - Generously Sized Private Garden
 - Council Tax Band - D

Ground Floor

Entrance

UPVC double glazed frosted French doors to the entrance porch.

Entrance Porch

6'9 x 1'8 (2.06m x 0.51m)

Spotlights, integrated storage, wood effect linoleum flooring, UPVC double glazed frosted leaded door to the hall.

Hall

12'8 x 7'10 (3.86m x 2.39m)

UPVC double glazed frosted leaded window, central heating radiator, coving, under staircase storage cupboard, wood effect laminate flooring, doors to the lounge, dining room and kitchen/breakfast room.

Dining Room

13'3 x 12'4 (4.04m x 3.76m)

UPVC double glazed bow window, central heating radiator, coving, ceiling rose, gas fire with marble hearth and surround, two feature wall lights.

Lounge

16'5 x 11'3 (5.00m x 3.43m)

Central heating radiator, coving, ceiling rose, gas living flame fire with granite hearth and surround, television point, wood effect laminate flooring, UPVC double glazed sliding doors to the rear.

Kitchen

19'3 x 7'10 (5.87m x 2.39m)

Two UPVC double glazed windows, central heating radiator, a range of grey high glossed wall and base units, Quartz surface and splash backs, inset stainless steel one and a half bowl sink with mixer two, integrated high rise AEG electric oven and combination microwave, five ring induction hob and extractor hood, integrated full length fridge and freezer, washing machine and dishwasher, integrated high rise microwave, under unit lighting, breakfast bar, spotlights, under staircase storage cupboard, tiled flooring, composite double glazed frosted leaded door to the rear.

First Floor

Landing

8'7 x 7'8 (2.62m x 2.34m)

UPVC double glazed frosted leaded window, coving, loft access with ladders, feature wall light, doors to three bedrooms and bathroom.

Bedroom One

16'3 x 11'9 (4.95m x 3.58m)

UPVC double glazed window, central heating radiator, cornice coving, fitted wardrobes.

Bedroom Two

13'10 x 11'9 (4.22m x 3.58m)

UPVC double glazed bow window, central heating radiator, spotlights, fitted wardrobe.

Bedroom Three

7'11 x 7'8 (2.41m x 2.34m)

UPVC double glazed window, central heating radiator, cornice coving, fitted wardrobes.

Bathroom

8'10 x 7'2 (2.69m x 2.18m)

UPVC double glazed frosted leaded window, heated towel rail, a four piece suite comprising of a vanity top wash basin with mixer tap, dual flush WC, freestanding bath with mixer tap, double direct feed rainfall walk in shower with rinse head, marble tiled elevations, spotlights, extractor fan, marble tiled flooring, underfloor heating.

External

Rear

Enclosed laid to lawn garden with paving, bedding, timber storage shed.

Front

Laid to lawn garden with bedding, mature shrubs and off road parking.

