ASHWORTH HOLME
Sales · Lettings · Property Management

39 SOUTHWICK ROAD, M23 0FZ
OFFERS OVER £285,000

3 1 1

DESCRIPTION

A BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME, OCCUPYING A QUIET AND POPULAR LOCATION JUST A SHORT WALK FROM THE METROLINK, WITH LANDSCAPED REAR GARDENS AND GATED OFF-ROAD PARKING.

Further benefits include a spacious open-plan living/dining room, a separate utility room, ample storage throughout, and a modern kitchen and bathroom. This is the perfect home for buyers seeking a property that can be immediately enjoyed without the hassle and inconvenience of renovation works. The property is warmed by gas central heating and double glazing throughout.

The location is particularly popular, being within easy reach of both the M60 and M56 motorway networks in addition to the nearby Metrolink, providing convenient access to Manchester and the surrounding areas.

In brief, the accommodation comprises: an entrance hallway, open-plan lounge/dining room, fitted kitchen and separate utility room. To the first floor there are three well-proportioned bedrooms and a modern bathroom featuring both a bath and walk-in shower.

Externally, to the rear there are secure, low-maintenance landscaped gardens with attractive shrubbery displays and panelled fencing. To the front there is a gated driveway providing off-road parking.

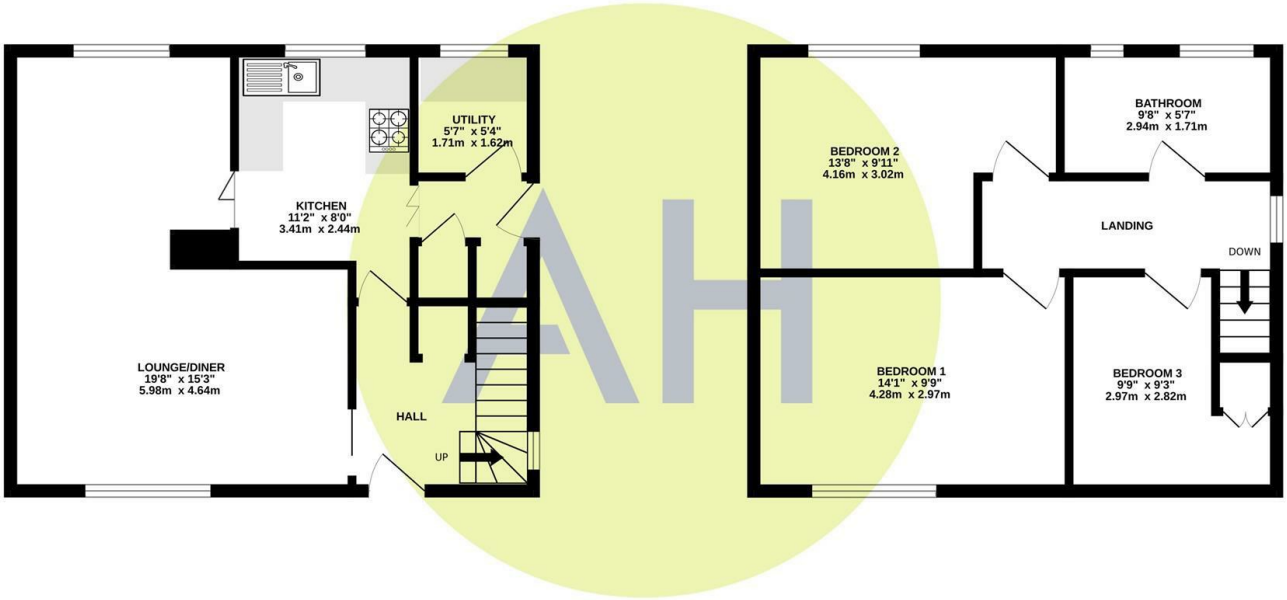
KEY FEATURES

- Beautifully Presented Semi-Detached
- Short Walk to the Metrolink
- Modern Kitchen & Bathroom
- Landscaped Low-Maintenance Rear Gardens
- Quiet & Popular Residential Location
- Spacious Open-Plan Living / Dining Room
- Separate Utility Room
- Gated Off-Road Parking

FLOOR PLANS

GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.8 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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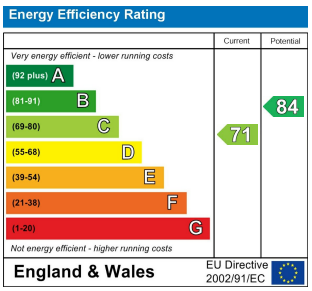

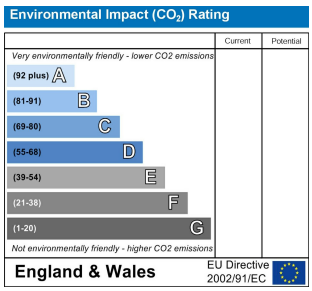

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