



ASHWORTH HOLME
Sales · Lettings · Property Management



71 HAIG ROAD, M32 0DP
£290,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED HOME WHICH HAS BEEN THOUGHTFULLY UPDATED BY THE CURRENT VENDOR AND ENJOYS ATTRACTIVE CANAL VIEWS TO THE REAR.

AN IDEAL PURCHASE FOR THOSE SEEKING A PROPERTY THAT CAN BE ENJOYED IMMEDIATELY WITHOUT THE NEED FOR FURTHER WORK.

This attractive home benefits from a contemporary fitted kitchen, a stunning modern bathroom, off-road parking, a spacious garage and a private rear garden which enjoys pleasant views towards the canal. Further features include gas central heating, double glazing throughout and recently upgraded loft insulation.

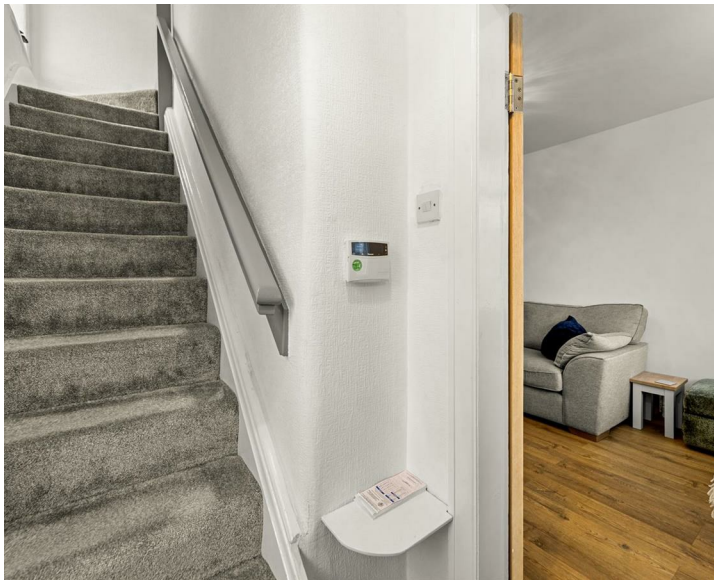
The location is extremely convenient, offering excellent access to Manchester City Centre and the M60 motorway network. The Trafford Centre and MediaCity are also within easy reach, while Stretford Metrolink station, Stretford Mall and Victoria Park are all within comfortable walking distance, with the Metrolink approximately a 10-15 minute walk away.

In brief the accommodation comprises: entrance porch, welcoming entrance hallway, a spacious lounge/dining room with feature fireplace and a contemporary fitted kitchen which provides useful side access to the driveway and garden. To the first floor there are two well-proportioned bedrooms and a beautifully appointed bathroom fitted with a modern suite. Externally, to the rear there is a well maintained and private garden mainly laid to lawn and enclosed by panel fencing, benefitting from an attractive open aspect towards the canal beyond. To the front there are further gardens together with a driveway providing off-road parking and access to the spacious garage.

KEY FEATURES

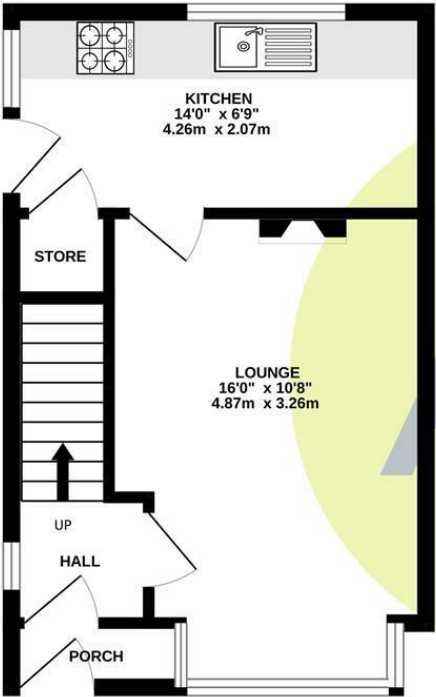
- Beautifully Presented Semi-Detached Home
- Contemporary Fitted Kitchen
- Spacious Lounge/Dining Room with Fireplace
- Driveway Parking & Single Garage
- Updated Throughout by the Current Vendor
- Stunning Modern Bathroom
- Private Rear Garden Mainly Laid to Lawn
- Convenient Walking Distance of Metrolink



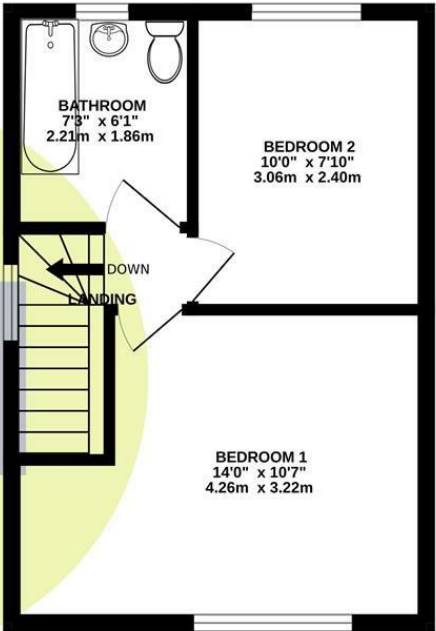




GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.

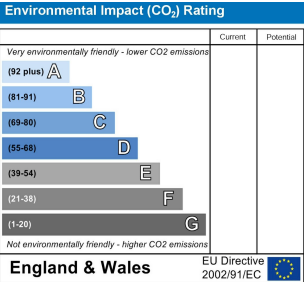
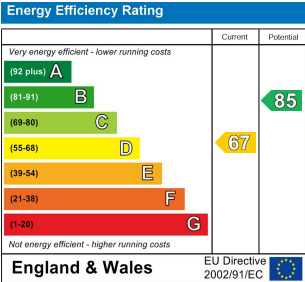


1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 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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ASHWORTH HOLME

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