ASHWORTH HOLME
Sales · Lettings · Property Management

8 BUTTERMERE ROAD, M31 4WE
£240,000

3 1 2

DESCRIPTION

A THREE-BEDROOM SEMI-DETACHED HOME POSITIONED WITHIN A QUIET AND PEACEFUL LOCATION, LONG REGARDED AS ONE OF THE AREA'S MOST SOUGHT-AFTER SPOTS.

THE PROPERTY SITS CLOSE TO A RANGE OF LOCAL AMENITIES, INCLUDING PARTINGTON SHOPPING CENTRE, WHICH OFFERS AN EXCELLENT MIX OF INDEPENDENT BRANDS —SUCH AS THE POPULAR THE COFFEE HOUSE—ALONGSIDE NATIONAL CHAINS LIKE TESCO.

Excellent transport links are also close by, with the M60 motorway network within easy reach and regular bus services providing the main source of public transport.

The property requires cosmetic updating throughout, but offers fantastic potential and a number of attractive features, including an open-plan dining kitchen, a large rear garden, a detached garage, and a driveway providing off-road parking. Gas central heating and double glazing are in place.

In brief, the accommodation comprises: Entrance hallway, a lounge, and an open-plan dining kitchen. To the first floor, there are three bedrooms and a bathroom. Externally, the rear of the property enjoys a generously sized garden which is mainly laid to lawn. To the front, there are further gardens and a driveway that runs down the side of the house, giving access to a larger-than-average single garage with power and lighting.

NO ONWARD CHAIN.

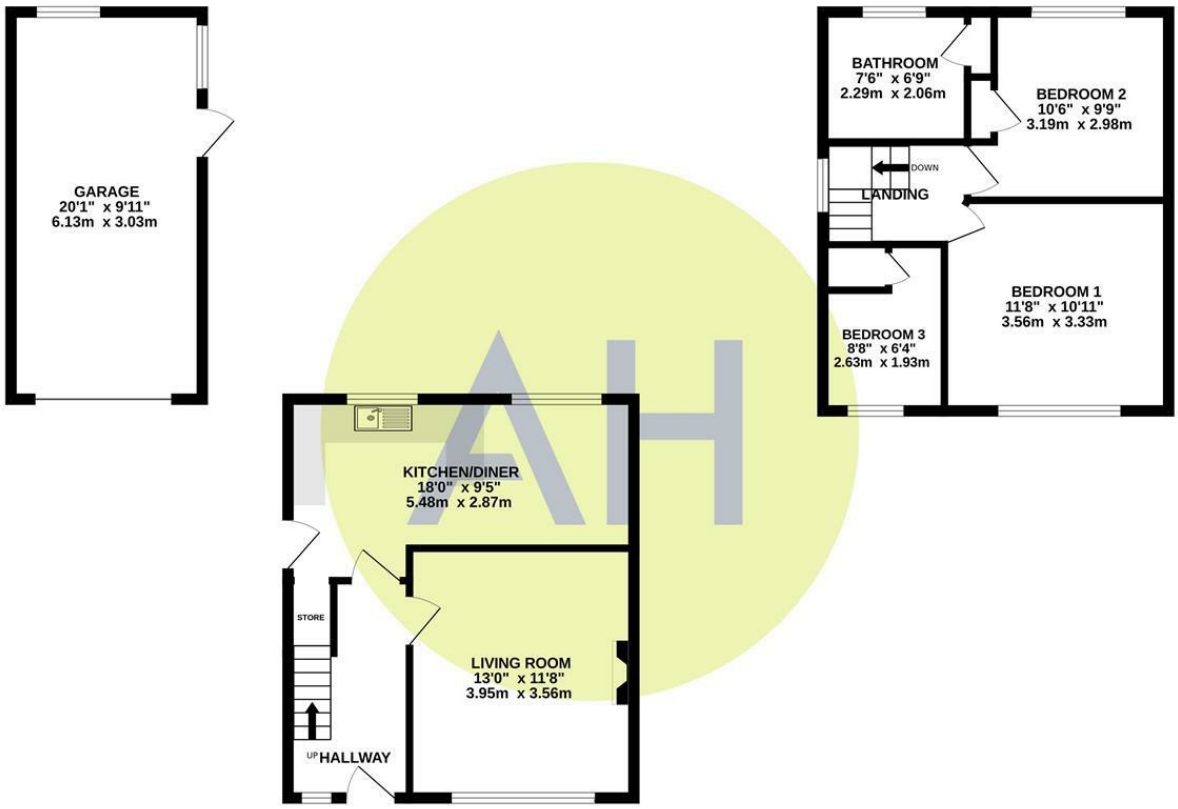
KEY FEATURES

- Quiet, sought-after location.
- Excellent transport links to M60 and bus routes
- Open-plan dining kitchen and lounge.
- Driveway and detached garage with power
- Close to Partington Shopping Centre
- Three-bedroom semi-detached home
- Large rear garden.
- No onward chain.

FLOOR PLANS

GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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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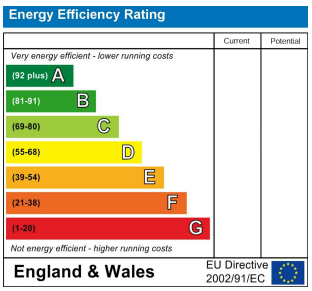

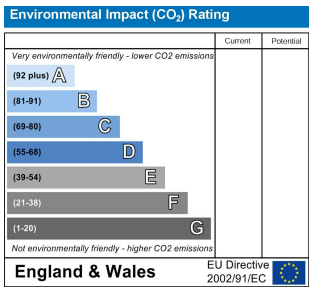

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