



**50 CARRSWOOD ROAD, M23 9HQ**  
**£260,000**



3



1



1



## DESCRIPTION

A WELL PROPORTIONED THREE BEDROOM MID-TERRACE PROPERTY ENJOYING AN OPEN FRONT ASPECT OVER LOCAL PLAYING FIELDS AND BENEFITTING FROM GATED OFF ROAD PARKING AND AN ENCLOSED REAR GARDEN.

This well maintained home offers spacious accommodation arranged over two floors and would be ideal for a range of buyers including first time purchasers, young families or those looking to downsize.

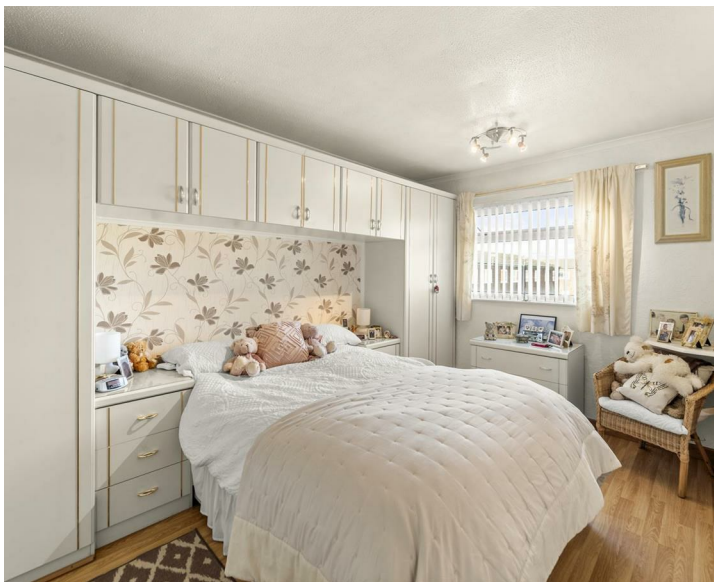
Situated in a popular location close to many of Trafford's major amenities, including Manchester Airport and Wythenshawe Hospital. Timperley Village and the retail park/supermarkets on Altrincham Road are also just a short drive away. The M60/M56 Motorways are within easy reach, as is the Metrolink Network.

The ground floor accommodation includes a welcoming entrance hallway with useful storage, a generous lounge positioned to the rear of the property with sliding doors opening into a conservatory which provides an excellent additional reception space overlooking the garden. To the front of the property there is a spacious kitchen/dining room fitted with a range of units and providing ample space for everyday dining. To the first floor there are three bedrooms, including a well proportioned principal bedroom with fitted wardrobes, along with a modern shower room fitted with a contemporary suite. Externally the property enjoys an attractive open aspect to the front overlooking local playing fields. There is gated off road parking providing space for one vehicle. To the rear there is a low maintenance enclosed flagged garden which provides an excellent outdoor seating area.

## KEY FEATURES

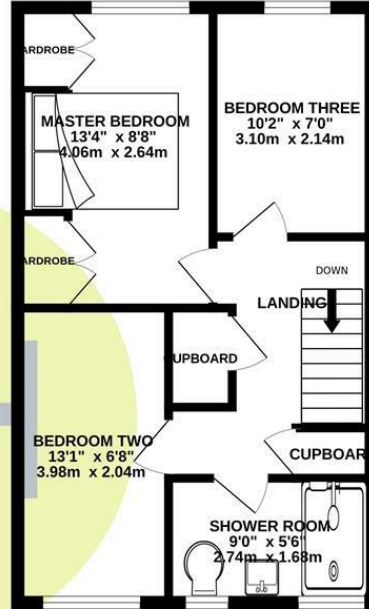
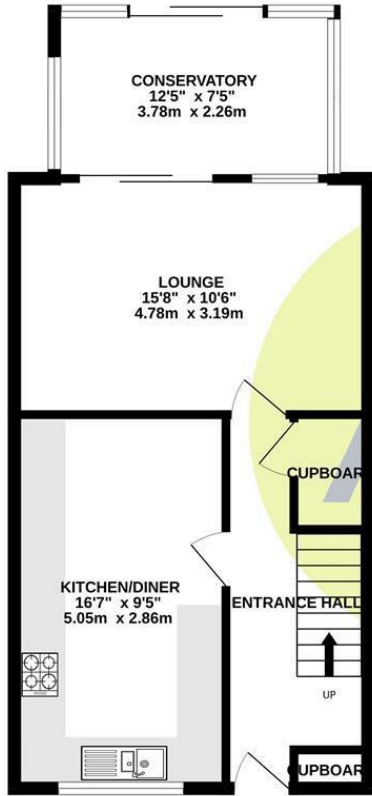
- Three Bedroom Mid-Terrace Property
- Gated Off Road Parking to the Front
- Generous Lounge with Conservatory Off
- Enclosed Flagged Rear Garden
- Open Front Aspect Over Local Playing Fields
- Spacious Kitchen/Dining Room
- Modern Shower Room
- Ideal For First Time Buyers or Young Families





GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix (©2020)

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

Environmental Impact (CO <sub>2</sub> ) Rating			Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions				
(92 plus) <b>A</b>				
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>				
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales	EU Directive 2002/91/EC			



## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
 WWW.ASHWORTHHOLME.CO.UK

