



HILLS
FOR SALE
0161 275 1234

25 Ash Tree Road, Manchester
Manchester



In Excess of **£300,000**

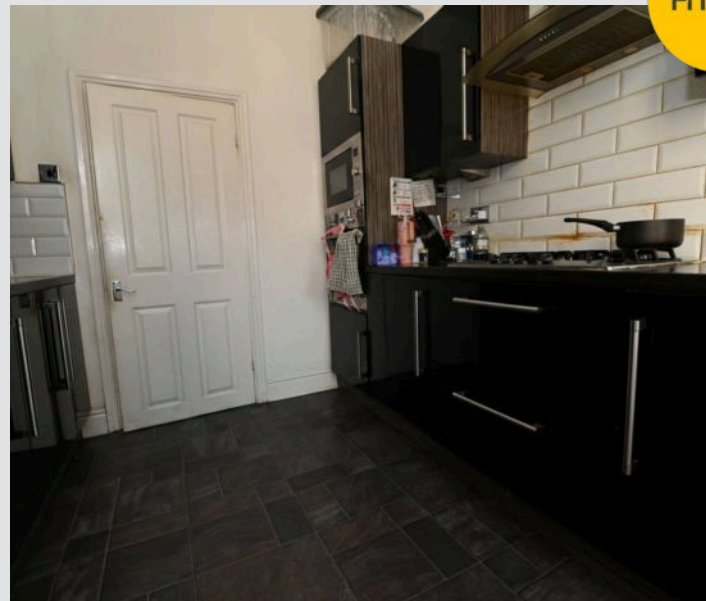
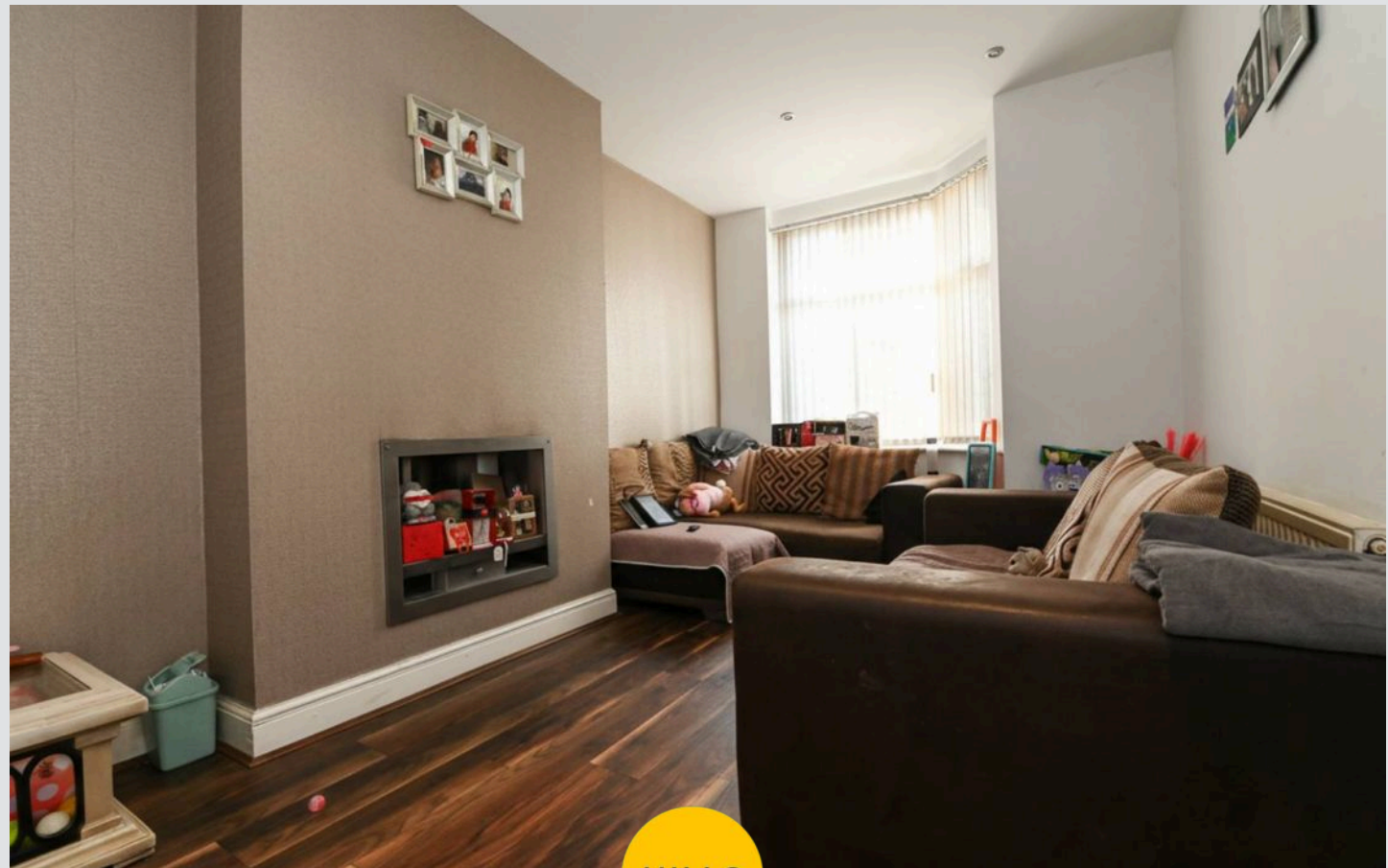
25 Ash Tree Road

Manchester, Manchester

NO CHAIN. A WELL PRESENTED AND VERY SPACIOUS SEMI DETACHED HOUSE. On the ground floor the property offers an entrance hall, two large reception rooms, and a separate kitchen. On the first floor there are three spacious bedrooms and a family bathroom. The house has gas central heating and t Council Tax band: B

Tenure: Freehold

- NO CHAIN
- WELL PRESENTED SEMI DETACHED HOUSE
- THREE LARGE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- LARGE YARD TO THE REAR
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- CLOSE TO CRUMPSALL PARK AND OTHER LOCAL AMENITIES



HILLS

Hallway

16' 5" x 9' 6" (5.00m x 2.90m)

Lounge

15' 5" x 13' 1" (4.70m x 4.00m)

Dining Room

16' 5" x 9' 10" (5.00m x 3.00m)

Kitchen

15' 1" x 8' 10" (4.60m x 2.70m)

Landing

9' 6" x 8' 10" (2.90m x 2.70m)

Bedroom One

15' 9" x 13' 5" (4.80m x 4.10m)

Bedroom Two

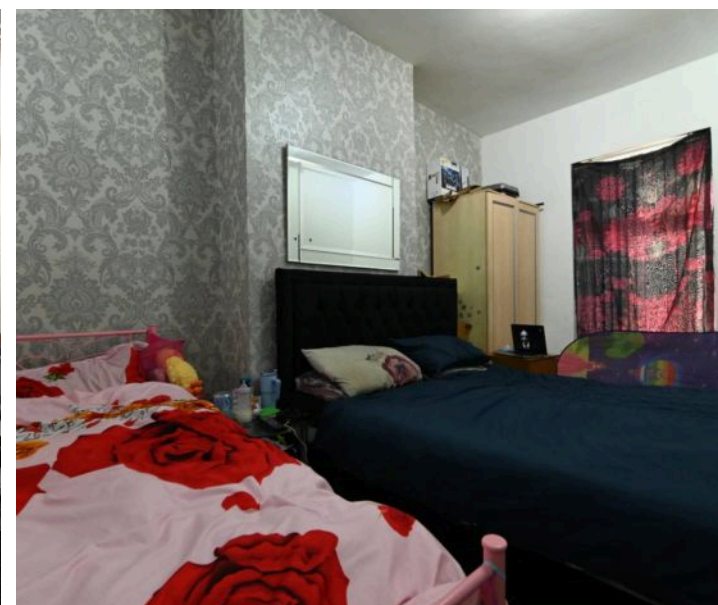
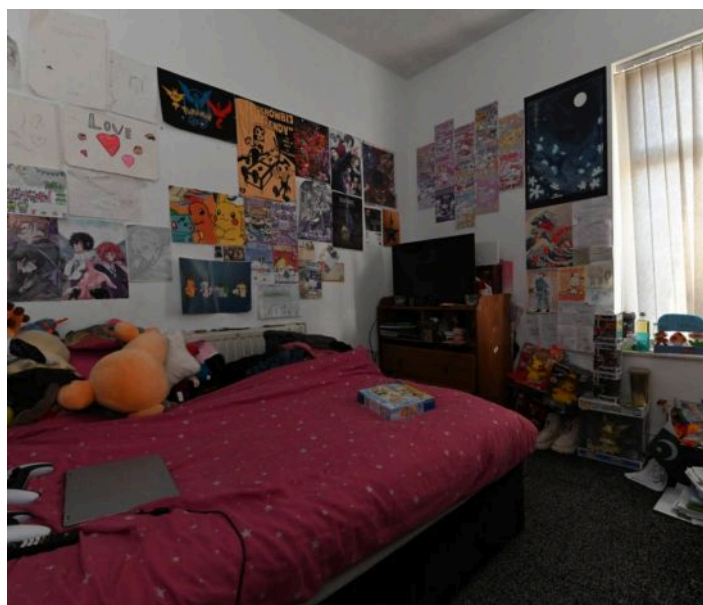
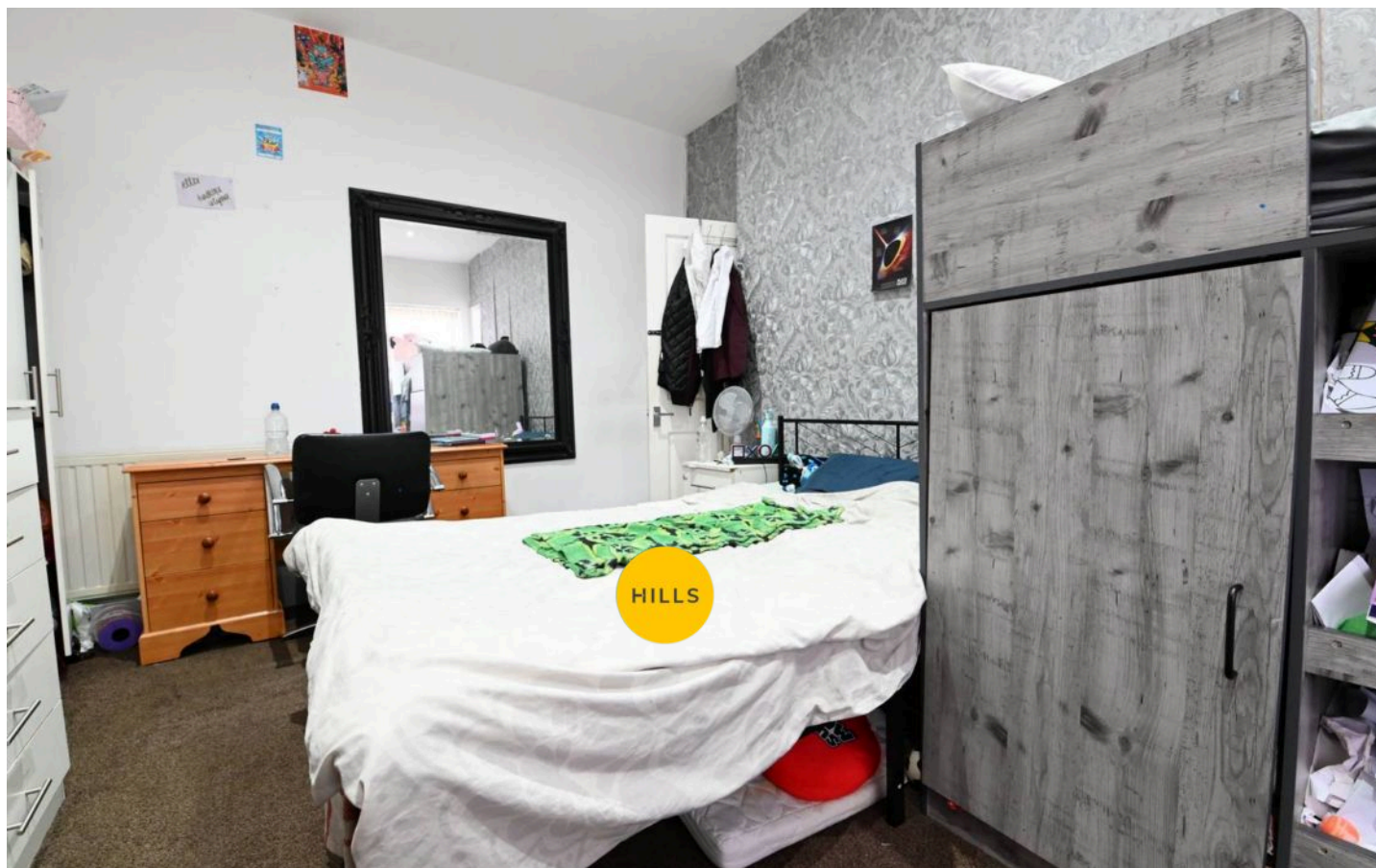
13' 9" x 9' 10" (4.20m x 3.00m)

Bedroom Three

10' 10" x 8' 10" (3.30m x 2.70m)

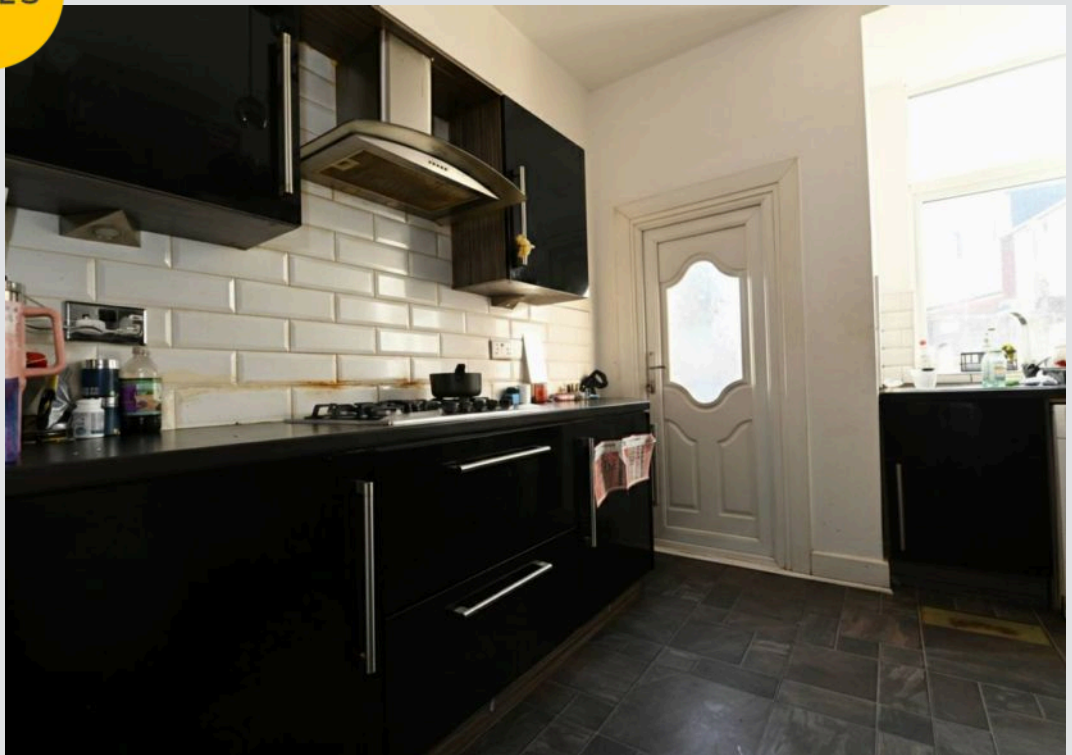
Bathroom

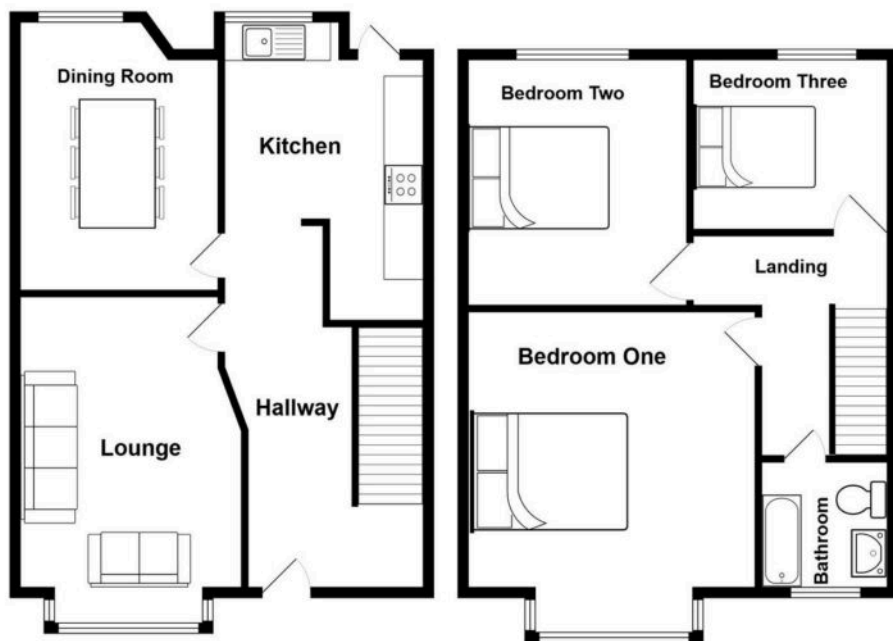
6' 3" x 5' 11" (1.90m x 1.80m)





HILLS







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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.