



ASHWORTH HOLME
Sales · Lettings · Property Management



30 ST. MARTINS ROAD, M33 5PU
£1,900 PER MONTH



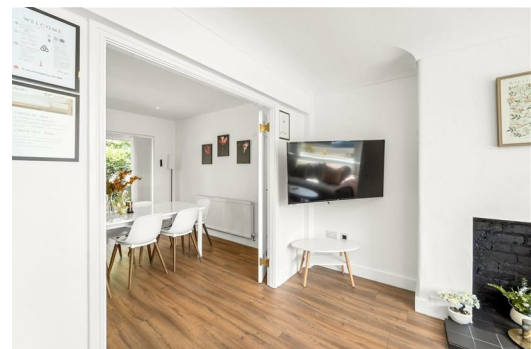
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DESCRIPTION

A BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY OFFERED TO LET ON A RARE FULLY FURNISHED BASIS AND SITUATED IN A HIGHLY SOUGHT AFTER LOCATION JUST A SHORT WALK FROM ASHTON-ON-MERSEY VILLAGE.

This superb family home has been thoughtfully extended to create an impressive open plan dining kitchen complete with a central island, integrated appliances and patio doors opening onto the rear garden. The well-planned accommodation also benefits from two additional reception rooms, a useful downstairs WC, gas central heating and double glazing throughout.

In brief the accommodation comprises: Entrance hallway, spacious lounge, separate sitting/games room room, stunning open plan dining kitchen with central island and integrated appliances, and a downstairs WC. To the first floor there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, to the rear there is a generous and secure garden which is mainly laid to lawn with a panelled fence enclosure, whilst to the front a driveway provides ample off-road parking.

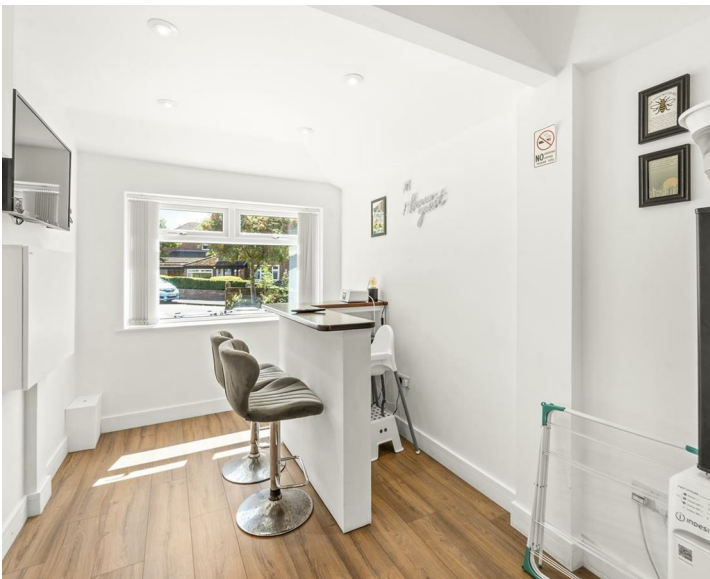
The property occupies an excellent position just a moments walk from the many shops, cafés and amenities of Ashton-on-Mersey Village and falls within the catchment area of the outstanding schools Trafford is renowned for.

£100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme.

KEY FEATURES

- Extended Newly Renovated Three Bedroom Semi Detached
- Stunning Open Plan Dining Kitchen
- Two Separate Reception Rooms
- Driveway & Generous Rear Garden
- Fully Furnished
- Central Island & Integrated Appliances
- Downstairs WC
- Short walk to Ashton-on-Mersey Village







ASHWORTH HOLME

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

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