



ASHWORTH HOLME
Sales · Lettings · Property Management



13 HORTREE ROAD, M32 8GJ
£535,000



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DESCRIPTION

AN EXCEPTIONALLY WELL PRESENTED AND STYLISH THREE BEDROOM SEMI-DETACHED HOME, ENJOYING BEAUTIFUL MATURE GARDENS AND A STUNNING OPEN PLAN DINING KITCHEN, ALL WITHIN EASY REACH OF STRETTFORD METROLINK AND LONGFORD PARK.

Extending to over 1150-SQFT this superb family home has been thoughtfully upgraded throughout, blending stylish contemporary finishes with attractive original character.

The accommodation is entered via a welcoming entrance hallway, where an eye-catching herringbone floor continues through into the impressive open plan dining kitchen. To the front of the property there is a beautiful bay-fronted lounge with an attractive fireplace, creating a warm and inviting reception room.

A standout feature of the home is the superb open plan kitchen/dining room, extending to over 20ft in width and providing an excellent entertaining and family space. Stylish double doors connect the hallway to the dining kitchen, whilst bi-folding doors open directly onto the rear garden. A separate utility/WC and useful storage area add further practicality. To the first floor there are three well-proportioned bedrooms, alongside a stunning contemporary bathroom fitted with a stylish suite incorporating twin his and hers sinks. Externally, the property enjoys large, mature and beautifully stocked gardens, mainly laid to lawn with established trees and shrubs providing excellent privacy. To the front there are further landscaped gardens and a gated driveway providing off road parking, whilst to the rear a substantial timber shed offers excellent additional storage.

The location is another key feature, situated just over a 10 minute walk from Stretford Metrolink, providing quick and easy access into Manchester City Centre. Longford Park is moments away, whilst the ever popular Beech Road in Chorlton, with its excellent range of independent shops, bars and restaurants, is also nearby.

KEY FEATURES

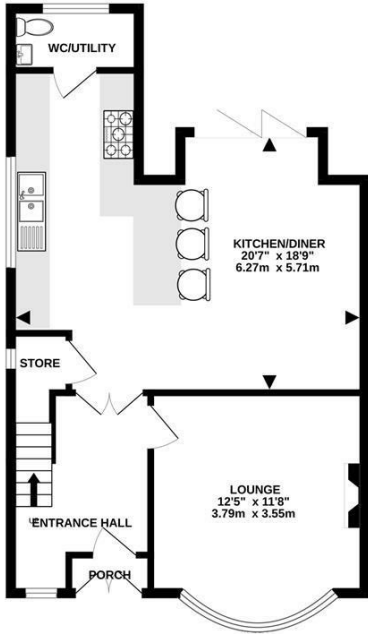
- Stunning three bedroom semi-detached home
- Bi-folding doors onto the rear garden
- Herringbone flooring through hall and kitchen
- Stylish bathroom with twin sinks
- Gated driveway and timber storage shed
- Open plan kitchen/dining room over 20ft wide
- Bay-fronted lounge with attractive fireplace
- Utility/WC plus useful storage space
- Large mature gardens with excellent privacy
- Walk to Stretford Metrolink and Longford Park



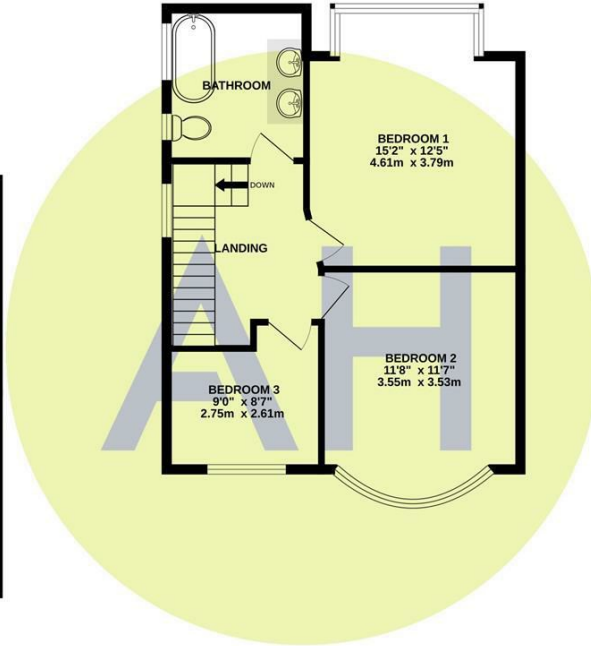




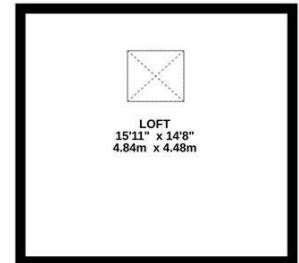
GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



LOFT
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA: 1384 sq.ft. (128.6 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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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	50	71

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		



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

