ASHWORTH HOLME
Sales · Lettings · Property Management

# 8 KINGS ROAD, M16 7SD
## £450,000

4 3 2

## DESCRIPTION

**WATCH OUR VIDEO TOUR** A RARE OPPORTUNITY TO ACQUIRE THIS EXCEPTIONAL 1425 SQFT FREEHOLD VICTORIAN TERRACE, BEAUTIFULLY REFURBISHED THROUGHOUT AND OFFERING ELEGANT, WELL PROPORTIONED ACCOMMODATION ARRANGED OVER FOUR FLOORS.

A particular highlight of the property is the stunning open plan living space, where the lounge—centred around a 'Clock' wood burning stove—flows effortlessly through to the dining area and into the contemporary kitchen, creating a superb space for both everyday living and entertaining. From here, doors open onto the recently landscaped rear garden, thoughtfully finished with porcelain tiling to provide a sleek and low maintenance outdoor setting.

The property further benefits from four generously sized double bedrooms, two of which are complemented by stylish en-suite shower rooms, in addition to a modern family shower room. Useful cellar chambers offer excellent additional storage along with a practical utility area.

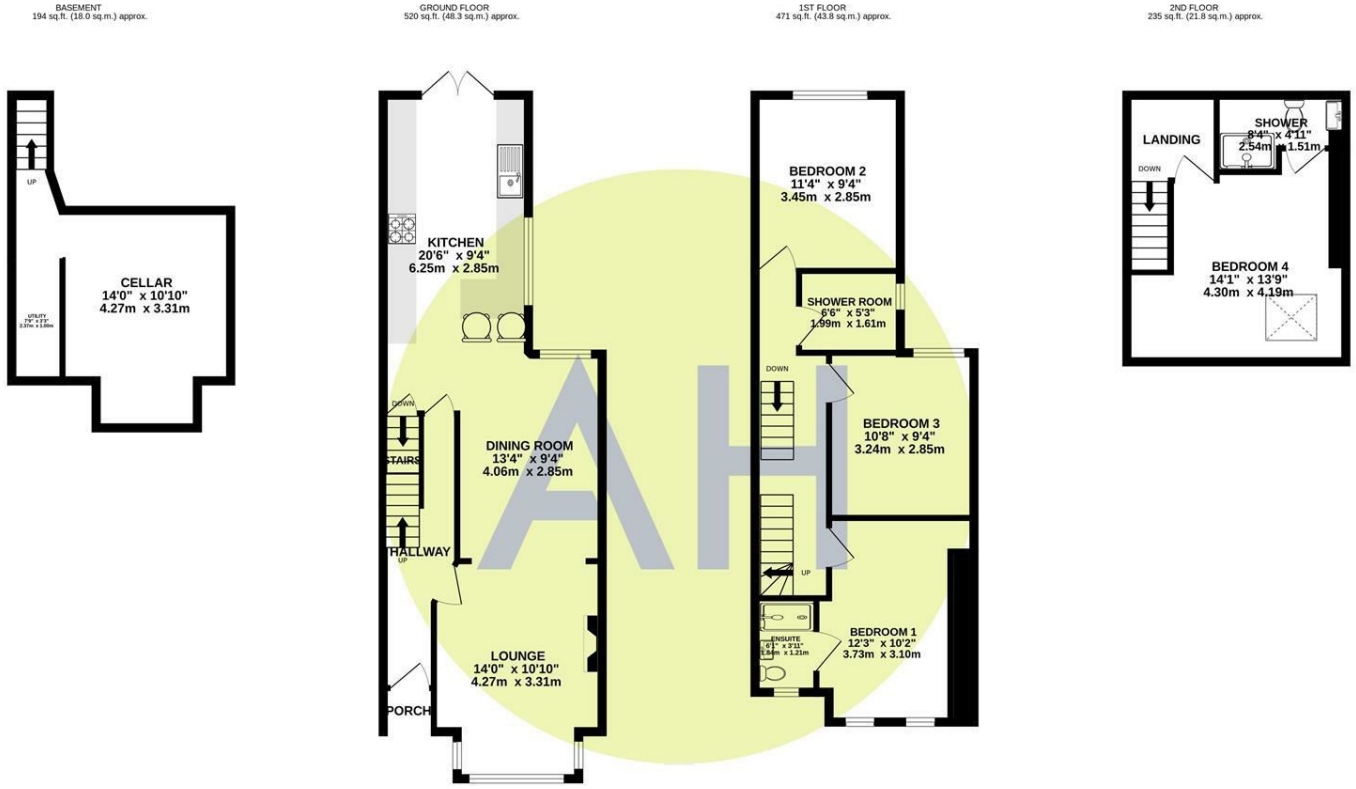
Positioned within a highly sought after part of Old Trafford, the property is within easy reach of well regarded local schools, the vibrant Chorlton area and excellent transport links including Firswood and Trafford Bar Metrolink stations, providing convenient access to the City Centre, Media City and Manchester Airport.

In brief the accommodation comprises: Entrance hall leading into the impressive open plan lounge, dining area and kitchen. To the first floor there are three double bedrooms and a shower room, with the principal bedroom benefitting from an en-suite. The second floor reveals a further double bedroom, also with en-suite. To the lower ground floor there are cellar chambers with utility provision. Externally, the rear garden has been attractively landscaped with porcelain paving, whilst to the front there is a walled garden.

## KEY FEATURES

- Beautiful four double bedroom mid-terrace
- Two bedrooms with en-suite shower rooms
- Circa 1425-Sqft of accommodation
- Within easy reach of the Metrolink
- Popular and sought after location
- Presented to the highest of standards
- Stunning open plan dining kitchen
- Open plan living with 'Clock' wood burning stove
- Recently landscaped porcelain tiled rear garden
- Cellars providing storage and utility space

# FLOOR PLANS




TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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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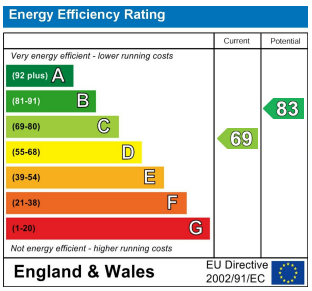


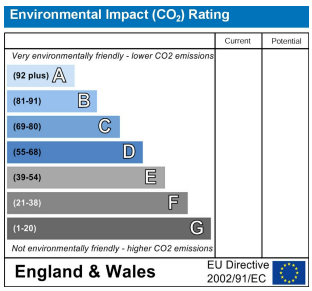



ASHWORTH HOLME

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



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