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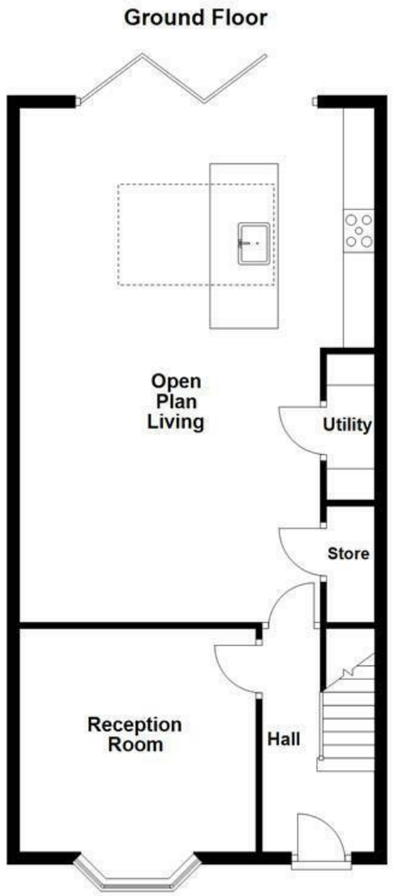

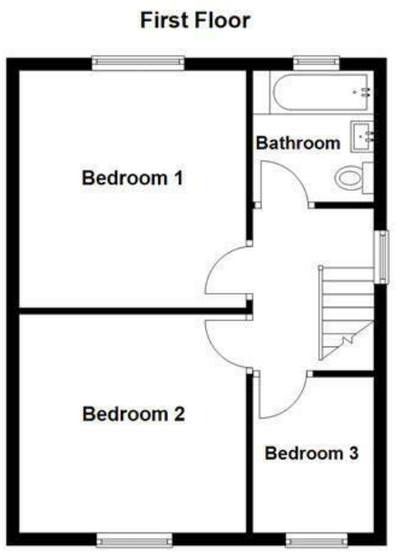

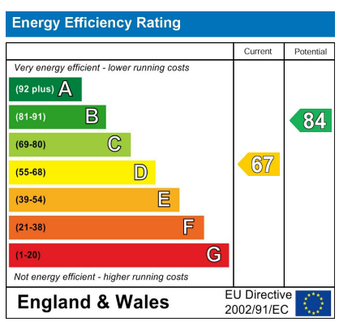

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Ashford Avenue, Manchester, M27 OFY

Offers Over £375,000

STUNNING SEMI DETACHED FAMILY HOME

Welcome to this beautifully renovated semi-detached house located on Ashford Avenue in the desirable area of Swinton, Manchester. This property has been thoughtfully updated to offer a modern and stylish living experience, making it perfect for families or professionals seeking a comfortable home.

As you enter, you will be greeted by a stunning open plan kitchen and living area that has been extended to the rear, creating a bright and airy space ideal for both entertaining and everyday living. The kitchen is equipped with contemporary fixtures and fittings, ensuring that it meets the needs of any aspiring chef. The living area flows seamlessly from the kitchen, providing a welcoming atmosphere for family gatherings or quiet evenings in.

The property boasts three generously sized bedrooms, each designed with comfort in mind. These rooms offer ample space for furnishings and personal touches, making them perfect for relaxation. The modern three-piece bathroom suite is presented to the highest standard, providing a luxurious space to unwind.

One of the standout features of this home is the extensive, low-maintenance rear garden. This outdoor space is perfect for enjoying the fresh air, hosting summer barbecues, or simply relaxing

Ashford Avenue, Manchester, M27 0FY

Offers Over £375,000

3 1 1 D

- Fully Renovated Semi Detached Property
- Stunning Open Plan Living Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Extensive Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hall

11'9 x 5'11 (3.58m x 1.80m)

Composite double glazed frosted front door and windows, central heating radiator, smoke detector, spotlights, tiled flooring, doors leading to reception room, open plan kitchen/dining/living area and stairs to first floor.

Reception Room

12'5 x 11'6 (3.78m x 3.51m)

UPVC double glazed bay window, central heating radiator, wood panelled elevations, television point and spotlights.

Open Plan Kitchen/Dining/Living Area

27'1 x 16'7 (8.26m x 5.05m)

Skylight window, two central heating radiators, range of high gloss wall and base units with quarts work surfaces, central island with quartz work surface, inset composite sink with high spout spring mixer tap, two integrated high rise ovens, five ring electric hob, integrated extractor hood, integrated fridge freezer, integrated dishwasher, media wall with television point, wall mounted electric fire, spotlights, smoke detector, tiled flooring, doors leading to boiler cupboard, utility and aluminium bi-folding doors to rear.

Utility

7'8 x 3'1 (2.34m x 0.94m)

Central heating radiator, quartz work surfaces, plumbing for washing machine, space for dryer, spotlights and tiled flooring.

First Floor

Landing

8'1 x 6'6 (2.46m x 1.98m)

UPVC double glazed frosted window, loft access, smoke detector, spotlights, doors leading to three bedrooms and bathroom.

Bedroom One

12'6 x 12'0 (3.81m x 3.66m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

12'0 x 11'8 (3.66m x 3.56m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

8'10 x 6'3 (2.69m x 1.91m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

6'11 x 6'3 (2.11m x 1.91m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, tiled panel bath with mixer tap and overhead direct feed rainfall shower, spotlights, tiled elevations and tiled flooring.

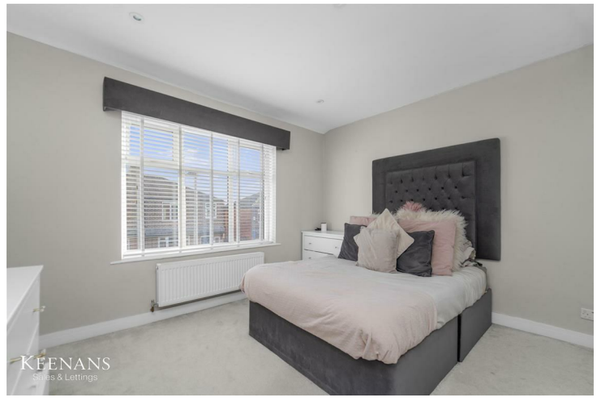
External

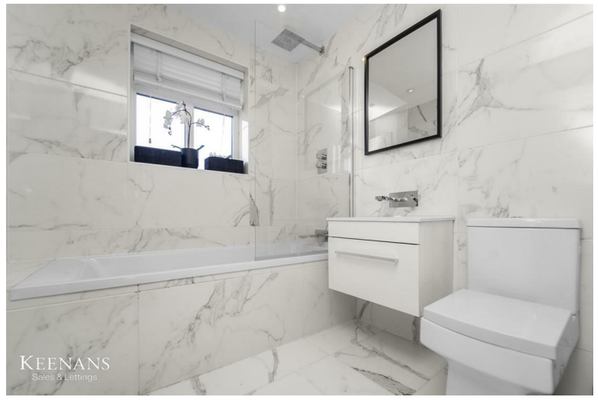
Rear

Enclosed garden with porcelain tiled patio, artificial lawn, bedding and storage.

Front

Tarmac driveway.





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