



53 ORTON ROAD, M23 0PT
£285,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM MID TERRACE PROPERTY, EXTENDING OVER THREE FLOORS WITH A CONVERTED LOFT, OFF ROAD PARKING AND A FANTASTIC LOW MAINTENANCE REAR GARDEN.

This superb home offers stylish and versatile accommodation extending to approximately 1141 SQFT and is certain to appeal to a wide range of buyers, particularly those searching for a property that is ready to move straight into.

The accommodation in brief comprises: entrance porch and hallway, spacious lounge opening into a conservatory overlooking the rear garden, together with a superb dining kitchen providing excellent everyday living and entertaining space. To the first floor there are two generous double bedrooms and a bathroom, whilst the converted loft creates a particularly impressive third double bedroom with useful additional storage – a rare and highly valuable feature for this style of property. Externally, the property continues to impress. To the front there is a paved driveway providing off road parking, whilst to the rear there is a good sized garden designed with ease of maintenance in mind, featuring a large patio seating area, artificial grass and attractive panelled fencing enclosure, making it ideal for both relaxing and entertaining during the warmer months.

The property also benefits from gas central heating and double glazing throughout.

The location is incredibly convenient, with the Metrolink reachable on foot in approximately 10 minutes, whilst the M60 and M56 motorway networks are both easily accessible for commuters. Major amenities including Wythenshawe Hospital and Manchester Airport are also close by.

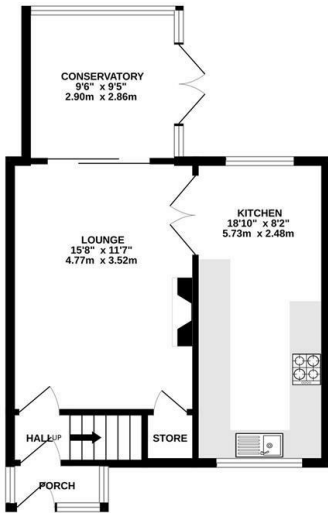
KEY FEATURES

- Three Double Beds Including Converted Loft
- Beautifully Presented Throughout
- Spacious Dining Kitchen
- Conservatory Opening Onto Rear Garden
- Large Low Maintenance Rear Garden
- Driveway Providing Off Road Parking
- Approx. 10 Minute Walk To Metrolink
- Excellent Access To M60, M56 & MCR Airport

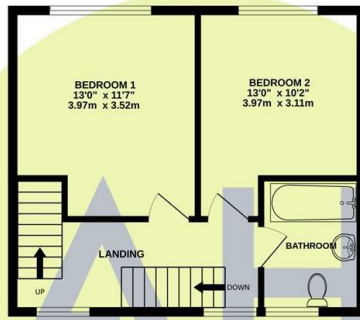




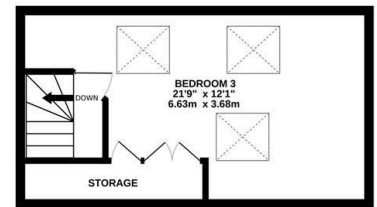
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 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	
		69	85

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	

