



12 Ashwell Road, Baguley, M23 1AL

£350,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- No onward chain
- West Facing Rear Garden
- Greta location with easy access to shops and Transport links
- Council Tax Band C and EPC rating C
- Driveway Parking & Garage
- Spacious Living Accommodation Throughout
- Three double bedrooms
- Potential To Extend (STPP)

Nestled on Ashwell Road in the charming area of Baguley, this delightful semi-detached house offers a perfect blend of comfort and convenience. This property boasts a generous living space making it an ideal family home.

The house features three spacious double bedrooms, providing ample room for relaxation and rest. The well-appointed reception room is perfect for entertaining guests or enjoying quiet evenings with family. The property also includes a modern bathroom, ensuring all your needs are met.

One of the standout features of this home is the lovely plot it occupies, complete with a large west-facing private garden. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting. Additionally, the ample off-road parking accommodates up to three vehicles, making it convenient for families or those with multiple cars.

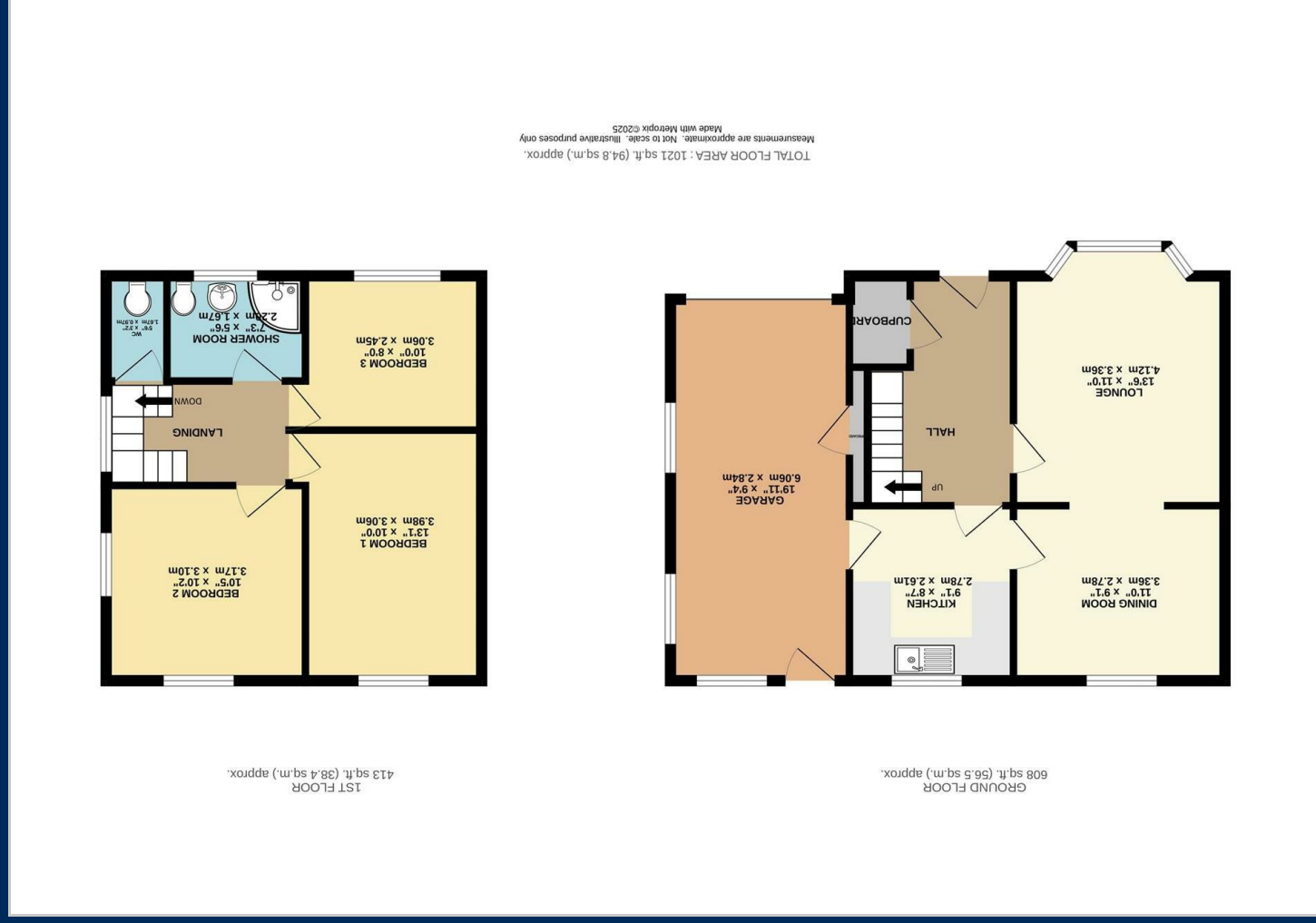
Situated close to a wide selection of shops, this property is ideal for those who appreciate easy access to local amenities. Furthermore, its excellent transport links make commuting a breeze, with both motorway and tram connections nearby.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a family home, this semi-detached house on Ashwell Road is a wonderful opportunity not to be missed.





## Floor Plans

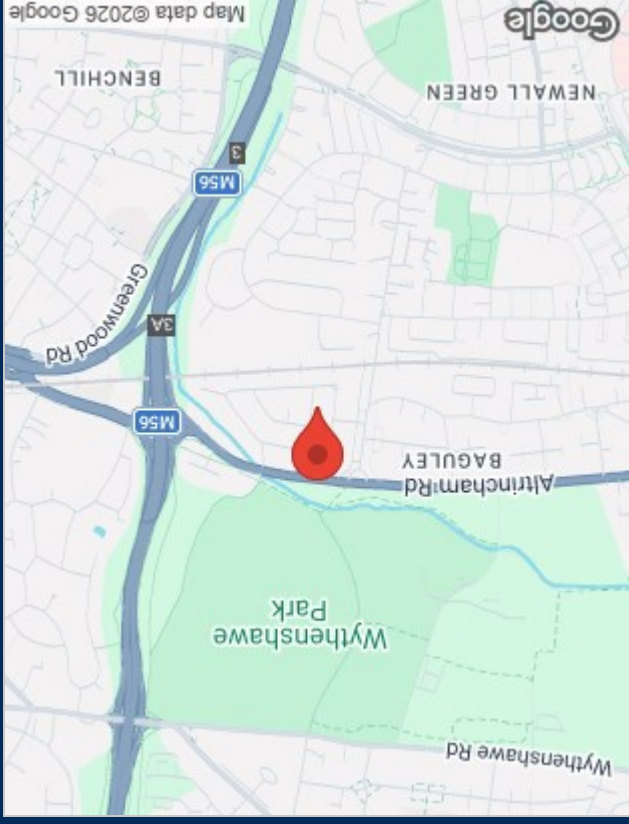


## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating   |           |
|--|-----------|
| Current  | Potential |
| 83   | 70        |
| Very energy efficient - lower running costs<br>(92-100) <b>A</b><br>Energy efficient (81-91) <b>B</b><br>Decent energy efficiency (69-80) <b>C</b><br>Average energy efficiency (55-68) <b>D</b><br>Below average energy efficiency (39-54) <b>E</b><br>Poor energy efficiency (21-38) <b>F</b><br>Not energy efficient - higher running costs (1-20) <b>G</b> |           |
| EU Directive 2002/91/EC<br>England & Wales   |           |

## Energy Performance Graph



## Location Map

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.