ASHWORTH HOLME
Sales · Lettings · Property Management



13 HOCKENHULL CLOSE, M22 5TF
£1,225 PER CALENDAR MONTH

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DESCRIPTION

AVAILABLE LATE DECEMBER! - RECENTLY UPDATED TWO-BEDROOM TERRACED HOME WITH GARDEN AND OFF-ROAD PARKING.

This well-presented property offers modern living in a quiet and popular location, ideally placed for Wythenshawe Hospital, Manchester International Airport, and excellent local amenities.

The accommodation briefly comprises: entrance hallway with space for coats and shoes, a spacious lounge/dining room with front aspect window, and a stylish modern kitchen fitted with patio doors leading directly onto the rear garden. Upstairs, there are two double bedrooms and a bathroom with a white suite.

Externally, the property enjoys a private enclosed rear garden, mainly laid to lawn with a patio seating area, while to the front there is a designated off-road parking space.

The home benefits from gas central heating via a Worcester combination boiler and double glazing throughout.

Offered on an unfurnished basis.

£100 holding deposit applicable. Ashworth Holme are members of The Property Redress Scheme. All deposits are securely lodged with the Deposit Protection Service.

KEY FEATURES

- Two double bedrooms
- Modern kitchen with patio doors to garden
- Designated off-road parking
- AVAILABLE LATE DECEMBER
- Spacious lounge/dining room
- Private enclosed rear garden with patio
- lose to Wythenshawe Hospital and Manchester Airport











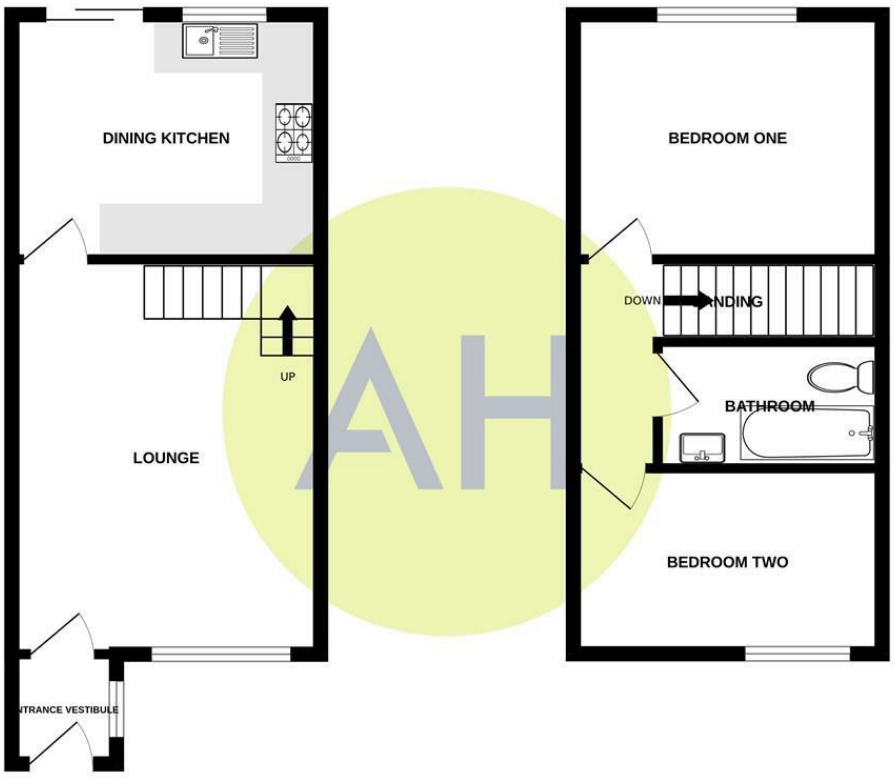




FLOOR PLANS

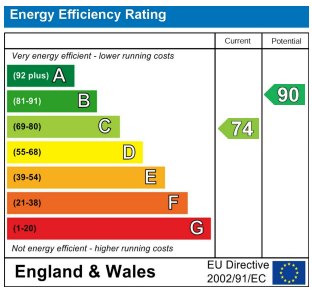
GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

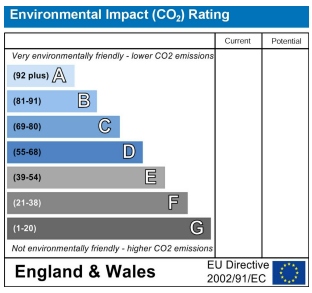
1ST FLOOR
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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

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