



## 713 Ashton New Road, Manchester

£220,000 Freehold

NO VENDOR CHAIN • Open Plan Lounge / Dining Room & Kitchen • Newly Fitted Kitchen • Three Bedrooms ( Two Doubles) • Newly Fitted White Bathroom Suite • Private Garden to Rear • Close to Manchester City Centre



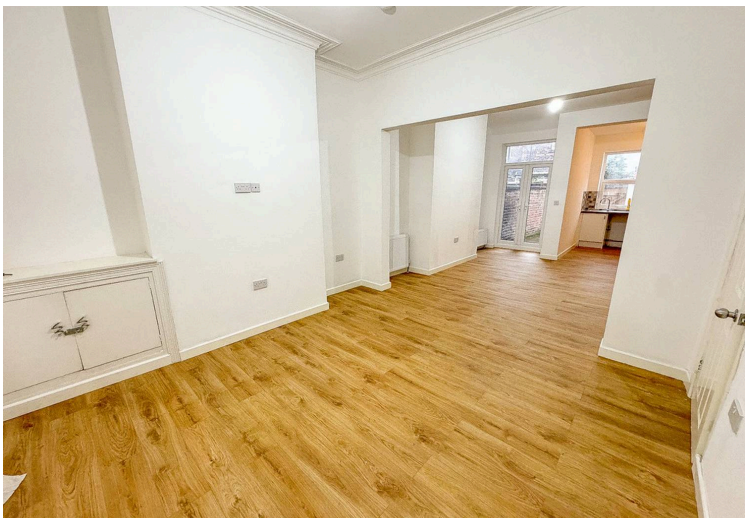
Stepping Stones are delighted to offer for sale this spacious and well-presented family home, ideally situated in a convenient central location close to local schools, shops and excellent transport links.

The accommodation comprises an entrance hallway leading into a generous open-plan ground floor layout, featuring a comfortable lounge, a second versatile reception area, and a newly fitted modern kitchen. To the first floor are three well-proportioned bedrooms, including two doubles, together with a spacious family bathroom fitted with a contemporary white suite and shower.

Externally, the property benefits from a low-maintenance rear courtyard garden, while further advantages include gas central heating and double glazing throughout. Offering generous living space in a highly convenient location, this property is sure to appeal to families, first-time buyers, and investors alike.

Council Tax band: A

Tenure: Freehold



## HALLWAY

Entrance hallway leading through to open plan living space

## OPEN PLAN LOUNGE

15' 5" x 12' 1" (4.70m x 3.68m)

uPVC double glazed window to front elevation, open plan living, ceiling light point, laminate flooring, wall mounted radiators and TV aerial point.

## KITCHEN/DINER AREA

29' 0" x 16' 11" (8.84m x 5.16m)

A range of high and low fitting kitchen units with contrasting work services, electric oven with four ring hob, space and plumbing for washing machine and undercounter fridge/freezer, ceiling light point, wall mounted radiator, uPVC double glazed window to rear elevation and doors providing access to the rear garden.

## MAIN BEDROOM

16' 2" x 15' 11" (4.93m x 4.85m)

uPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator.

## BEDROOM TWO

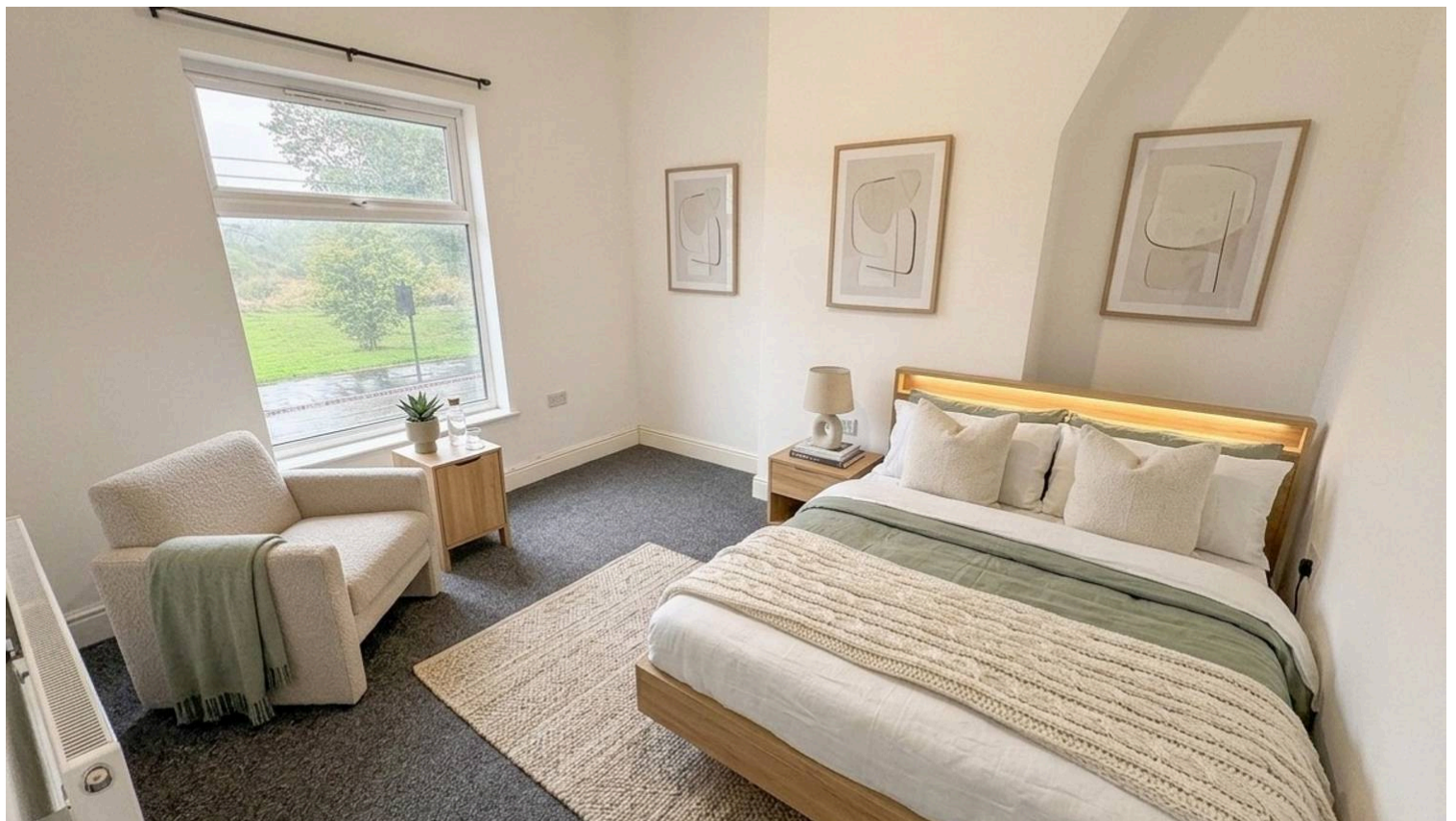
19' 1" x 13' 11" (5.82m x 4.24m)

uPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator.

## BEDROOM THREE

13' 5" x 10' 1" (4.09m x 3.07m)

uPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator.





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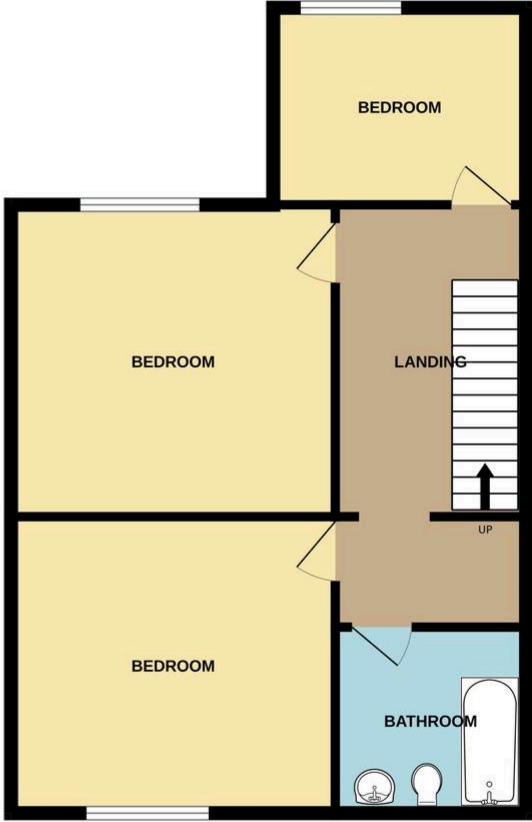
## GARDEN

Private low maintenance yard to the rear

GROUND FLOOR



1ST FLOOR



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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