

## Ashford Avenue, Manchester, M27 0FY

### 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 in a tranquil setting. Additionally, the property benefits from ample off-road parking, ensuring convenience for you and your guests.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- 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.

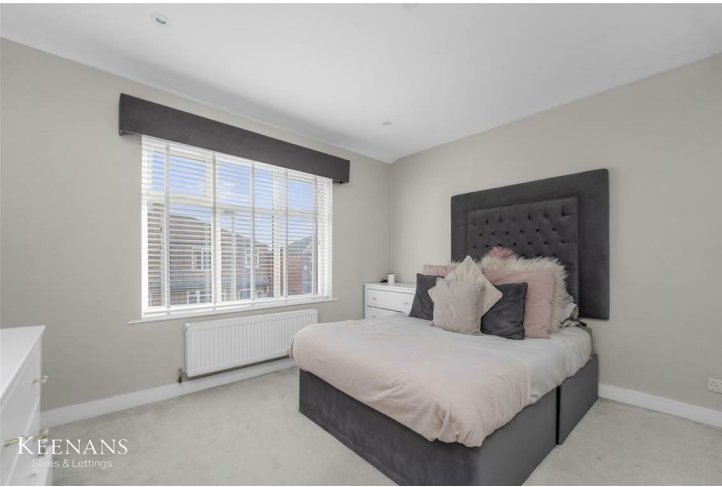
### External

### Rear

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

### Front

Tarmac driveway.



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