



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**1 VERNON GROVE, M33 2GD**  
**£450,000**



3



1



2





## DESCRIPTION

AN INCREDIBLY WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI-DETACHED FORMING PART OF A QUIET CUL-DE-SAC THAT BENEFITS FROM A STUNNING OPEN PLAN KITCHEN WITH CENTRAL ISLAND, A SIZEABLE REAR GARDEN AND OVER 1000-SQFT OF ACCOMMODATION!

This ideal family home is perfect for those who are looking for a property that can be enjoyed for years to come without without the significant cost and hassle associated with renovation or building works. The property benefits from a stunning open plan kitchen which comes complete with bi-folding doors leading onto a patio seating area, a separate utility room and downstairs WC.

Forming part of Vernon Grove a quiet and sought after Cul-De-Sac location that puts the property within within easy reach major amenities such as, Sale Moor Village, Sale Town Centre and the Metrolink network.

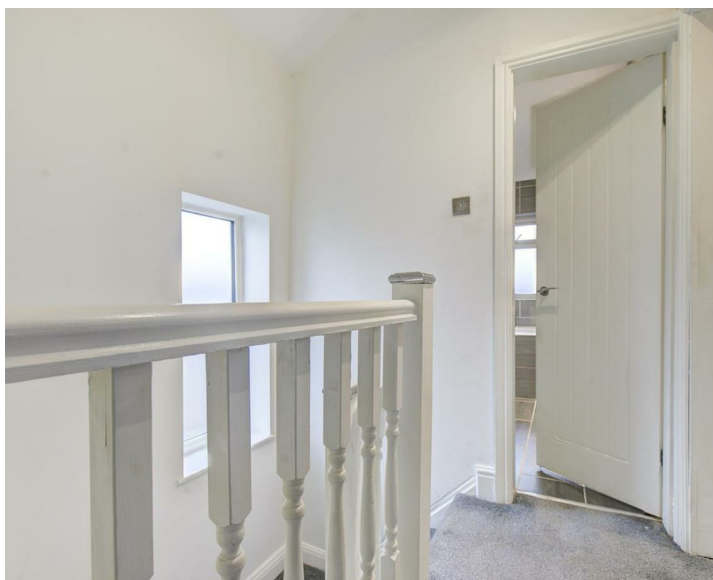
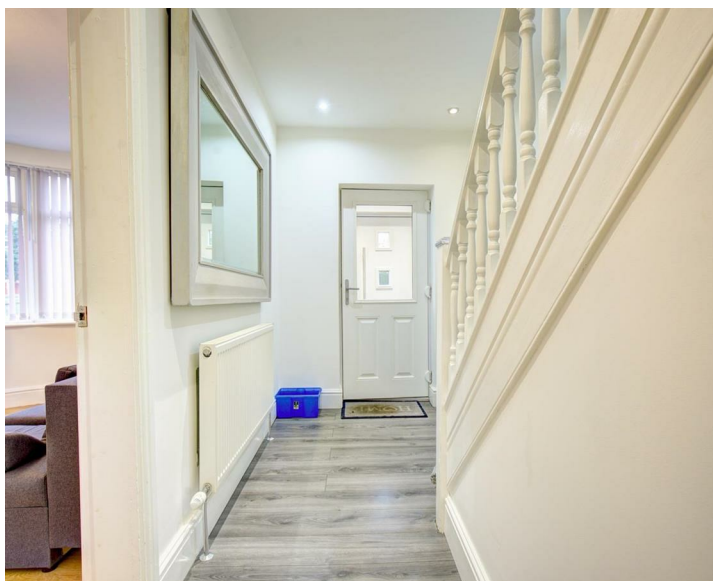
In brief the accommodation comprises: entrance porch, entrance hallway, lounge with bay window, a stunning open plan living kitchen giving access to the rear garden via bi-folding doors, separate utility room and a downstairs WC. To the first floor there are three bedrooms and a impressive family bathroom. Externally to the rear there is a large garden which is mainly laid to lawn with an initial patio area and large summer house/garden pub to the rear which has power/lighting and a WC. To the front there is a large driveway providing off road parking. FREEHOLD

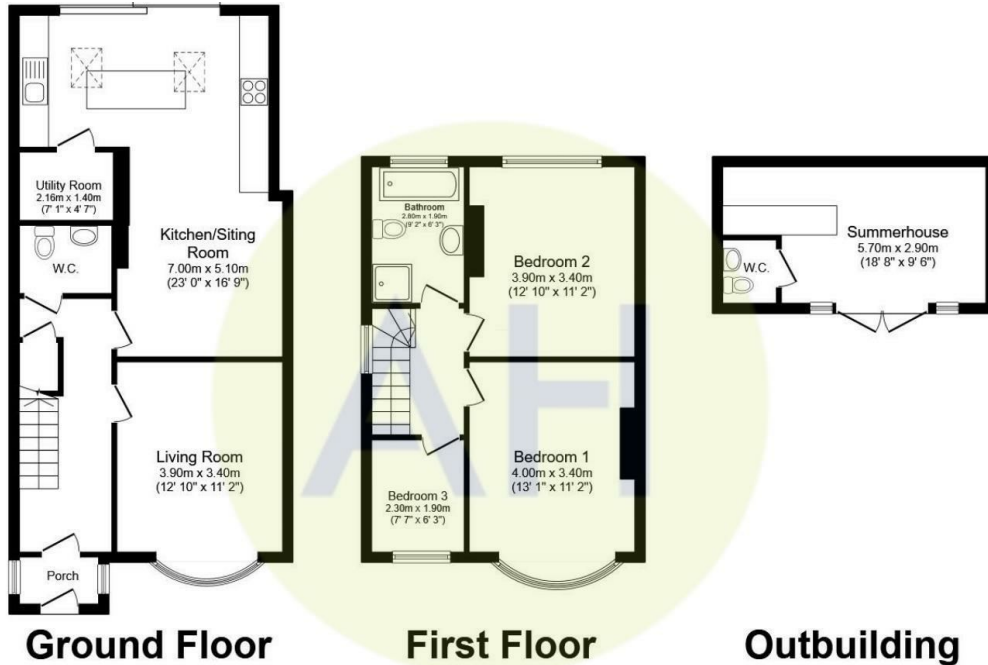
## KEY FEATURES

- Extended three bed semi-detached
- Separate utility room
- Garden summer house with WC
- No onward chain
- Open plan kitchen with bi-folding doors
- Downstairs WC
- Large driveway to the front









Total floor area 119.8 sq.m. (1,290 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)

| Energy Efficiency Rating                    |  | Current                 | Potential                                                                             |
|---------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                       |
| (92 plus) A                                 |  |                         | 84                                                                                    |
| (81-91) B                                   |  |                         |                                                                                       |
| (69-80) C                                   |  |                         |                                                                                       |
| (55-68) D                                   |  | 73                      |                                                                                       |
| (39-54) E                                   |  |                         |                                                                                       |
| (21-38) F                                   |  |                         |                                                                                       |
| (1-20) G                                    |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |



## ASHWORTH HOLME

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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.