



ASHWORTH HOLME
Sales · Lettings · Property Management



8 BIRCH ROAD, M31 4HH
£225,000



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DESCRIPTION

A WELL PRICED AND VERY WELL PRESENTED THREE-BEDROOM MID-TERRACE PROPERTY, OFFERING APPROXIMATELY 860 SQ FT OF WELL BALANCED ACCOMMODATION, COMPLETE WITH OFF-ROAD PARKING, GENEROUS GARDENS AND A DETACHED GARAGE TO THE REAR.

Forming part of a popular and quiet residential location, conveniently positioned close to local amenities, transport links and reputable schools, this attractive home represents an excellent opportunity for first-time buyers, young families or those looking to downsize without compromise.

The accommodation is both practical and well proportioned, with a natural flow that suits modern day living. In brief, the ground floor comprises: entrance hallway, a modern breakfast kitchen fitted with a range of contemporary units and providing direct access out to the rear garden — ideal for summer evenings and everyday convenience — and a spacious lounge/dining room which offers ample room for both seating and dining areas, creating a versatile and sociable living space. To the first floor there are three well-proportioned bedrooms, each offering comfortable accommodation, together with a family bathroom and a separate WC — a practical feature for busy households. Externally, the property enjoys well maintained gardens to both the front and rear. The rear garden is mainly laid to lawn with an initial paved patio seating area, providing an ideal space for outdoor entertaining or relaxing. A pedestrian door at the rear of the garden provides access into the external store, offering useful storage that can be accessed from the area at the rear of the property. To the front, further lawned gardens and a driveway provide off-road parking.

Further benefits include gas central heating and double glazing throughout.

KEY FEATURES

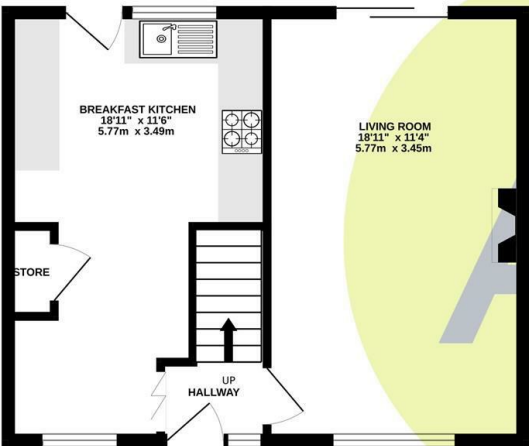
- Approx 860-SQFT of living space
- Spacious lounge/dining room
- Family bathroom plus separate WC
- External storage to the rear
- Three well-proportioned bedrooms
- Modern breakfast kitchen with garden access
- Generous rear garden with patio area
- Driveway providing off-road parking



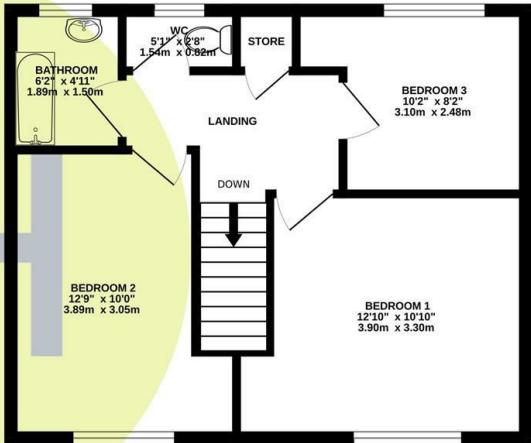




GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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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.