



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



**31 AMBERWOOD DRIVE, M23 9ND**  
**£265,000**



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## DESCRIPTION

AN EXTENDED THREE BEDROOM MID TERRACE PROPERTY SITUATED WITHIN A POPULAR RESIDENTIAL LOCATION, IDEALLY POSITIONED CLOSE TO SALE, TIMPERLEY AND ALTRINCHAM. BENEFITTING FROM A DETACHED GARAGE, OFF ROAD PARKING AND A MODERN OPEN PLAN KITCHEN/DINING ROOM.

This well presented family home offers spacious accommodation throughout and is perfectly suited to first time buyers, young families and those looking to upsize. The property has been thoughtfully extended to the rear, creating an impressive open plan kitchen/dining room that is ideal for modern family living and entertaining.

The location is undoubtedly one of the property's key selling features, being within easy reach of Sale, Timperley and Altrincham town centres, each offering an excellent range of shops, cafés, restaurants and everyday amenities. Baguley and Roundthorn Metrolink stations are both nearby, providing direct access to Manchester City Centre, Manchester Airport and surrounding areas. Wythenshawe Hospital, well regarded schools and green open spaces are also close by.

In brief the accommodation comprises: Entrance porch, spacious lounge, downstairs WC and an extended kitchen/dining room fitted with a comprehensive range of modern wall and base units, integrated appliances, breakfast bar and French doors opening onto the rear garden. To the first floor are two double bedrooms, a well proportioned third bedroom and a contemporary family bathroom fitted with a white three-piece suite. Externally, the property enjoys a low maintenance rear garden with paved and artificial lawn areas, ideal for outdoor dining and entertaining. To the front is a gravelled driveway providing off road parking, whilst the detached garage offers further parking or excellent storage.

Early viewing is highly recommended to appreciate everything this excellent home has to offer.

## KEY FEATURES

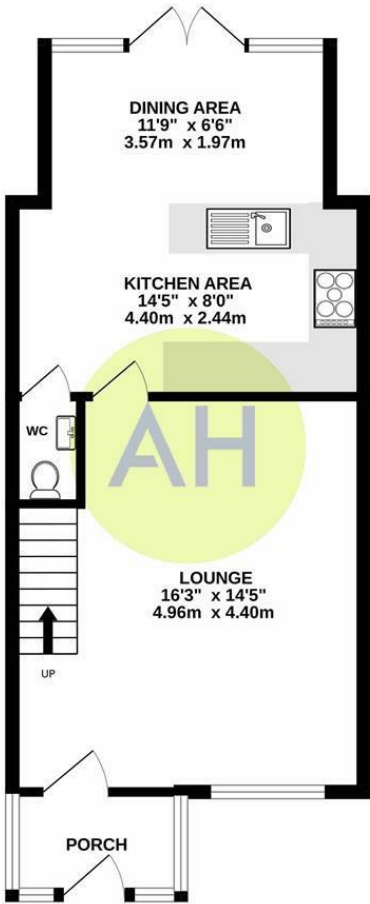
- Extended Three Bedroom Mid Terrace
- Downstairs WC
- Low Maintenance Rear Garden
- Close To Sale, Timperley, Altrincham & Metrolink
- Modern Open Plan Kitchen/Dining Room
- Detached Single Garage
- Gas Central Heating & Double Glazing
- Presented to an excellent standard







GROUND FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



# ASHWORTH HOLME

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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 <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 2002/91/EC                                         |           |