



ASHWORTH HOLME
Sales · Lettings · Property Management



15 AYLESBURY AVENUE, M41 0SB
£375,000



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DESCRIPTION

BEAUTIFUL GARDENS AND HUGE SCOPE TO PUT YOUR OWN STAMP ON THIS CONSIDERABLY LARGER THAN AVERAGE THREE-BEDROOM SEMI-DETACHED PROPERTY, FORMING PART OF THE EVER-POPULAR CANTERBURY ROAD DEVELOPMENT.

Located on Aylesbury Avenue, a quiet cul-de-sac, this traditional bay-fronted home has been beautifully maintained and is an ideal purchase for growing families.

The property offers approximately 1029 sqft of accommodation over two floors, benefits include a substantial rear garden, a driveway providing off-road parking, double glazing, and gas central heating throughout plus a single garage to the side

Conveniently positioned, the property is within easy reach of Urmston town centre, offering a wide range of shops, restaurants, and services. There are highly regarded schools within walking distance, including Ofsted Outstanding Davyhulme Primary School and Urmston Grammar School. Commuters will appreciate the proximity to Urmston train station and excellent access to the motorway network.

The accommodation comprises an entrance porch, entrance hallway leading dining room with a bay window to the front, a lounge with direct garden access, and a modern fitted kitchen. Upstairs, there are three well-proportioned bedrooms, a bathroom, and a separate WC. Outside, the large rear garden is mainly laid to lawn with a patio area and well-stocked borders. To the front, a gated and paved driveway provides off-road parking and there are further gardens. This property represents a rare opportunity to acquire a spacious family home, that has been well maintained with amazing potential in a sought-after location.

KEY FEATURES

- Larger Than Average Semi-Detached Home
- Substantial Rear Garden with Patio Area
- Single Garage to the Side
- Walking Distance to Highly Regarded Schools
- Quiet Cul-De-Sac Position on Aylesbury Avenue
- Driveway Providing Off-Road Parking
- Approximately 1029 Sqft of Accommodation
- Huge Potential to Modernise and Add Value

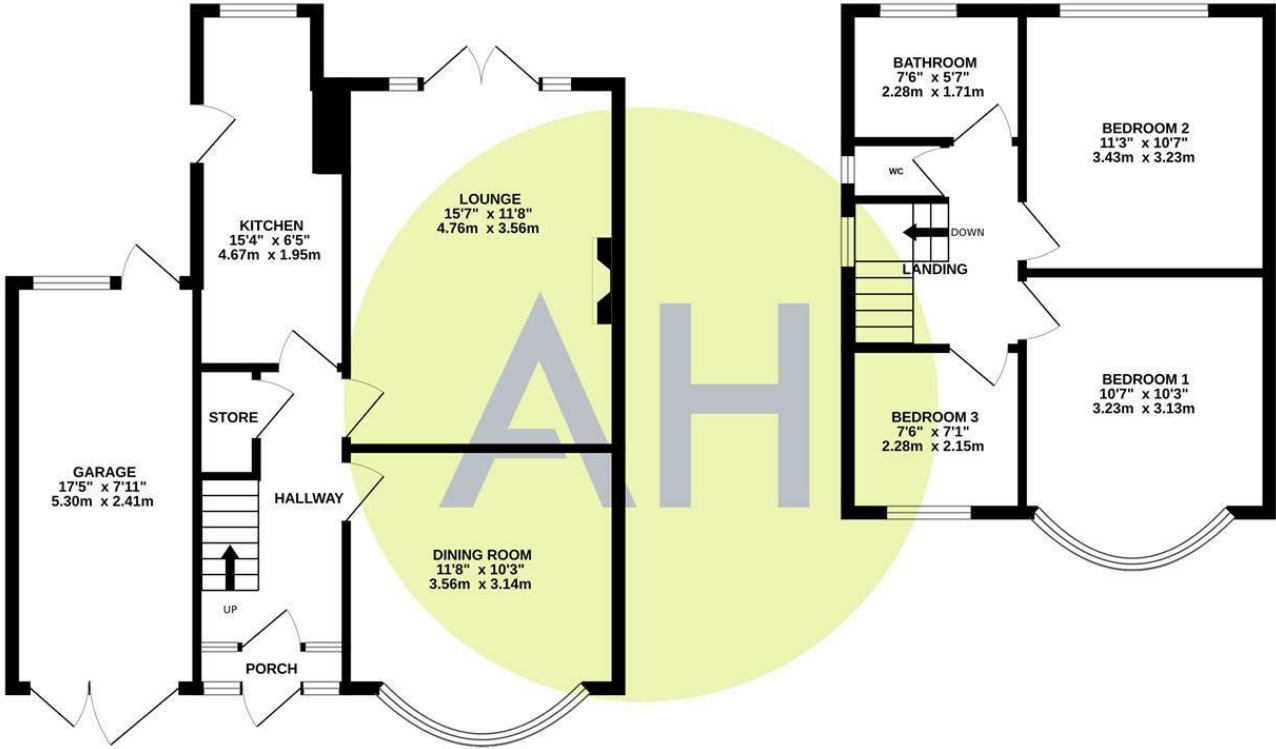






GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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