ASHWORTH HOLME
Sales · Lettings · Property Management



49 HELSBY ROAD, M33 2XB

£290,000

3 1 3







DESCRIPTION

A SPACIOUS AND COMPETITIVELY PRICED THREE BEDROOM FAMILY HOME OFFERING APPROXIMATELY 956 SQ FT OF ACCOMMODATION, INCLUDING THREE RECEPTION AREAS, AN IMPRESSIVE LOW MAINTENANCE REAR GARDEN AND GATED OFF ROAD PARKING FOR TWO VEHICLES. CONVENIENTLY LOCATED CLOSE TO EXCELLENT LOCAL SCHOOLS AND TRANSPORT LINKS.

This generously proportioned property offers an excellent amount of accommodation for the asking price and represents a superb opportunity for purchasers seeking a spacious family home in a popular and convenient residential location.

The accommodation includes an entrance hallway, a spacious lounge and a modern fitted kitchen with white gloss units, opening into a useful additional sitting room. Beyond this is a large conservatory, providing an excellent dining and entertaining space with direct access onto the rear garden. To the first floor are three well proportioned bedrooms, a family bathroom and a separate WC. Externally, one of the property's particular highlights is the impressive rear garden, which has been extensively paved for ease of maintenance and enclosed by panelled fencing, providing an excellent space for outdoor seating and entertaining. To the front, a paved driveway provides gated off road parking for two vehicles.

The location is particularly convenient, with major bus routes and the Metrolink network within easy reach, together with excellent local schooling including Lime Tree Primary School and Sale High School.

KEY FEATURES

- Spacious three bedroom family home
- Approximately 956 sq ft
- Modern white gloss kitchen
- Impressive low maintenance rear garden
- Competitively priced accommodation
- Three versatile reception areas
- Family bathroom and separate WC
- Gated parking for two vehicles

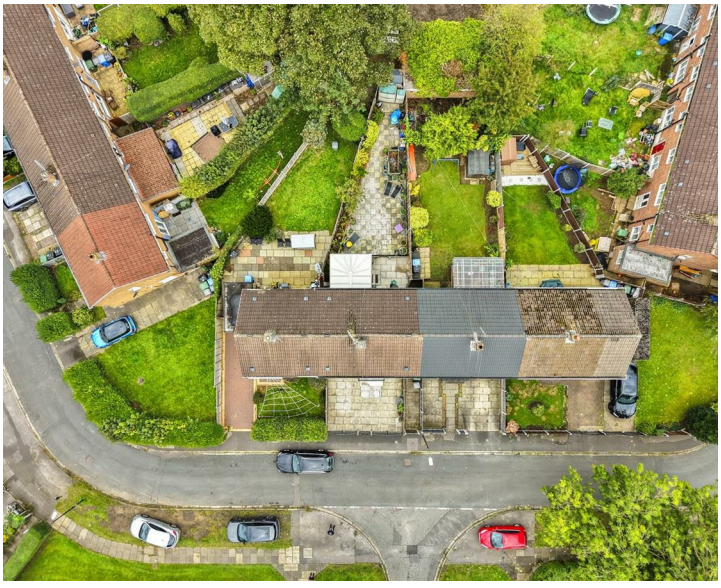










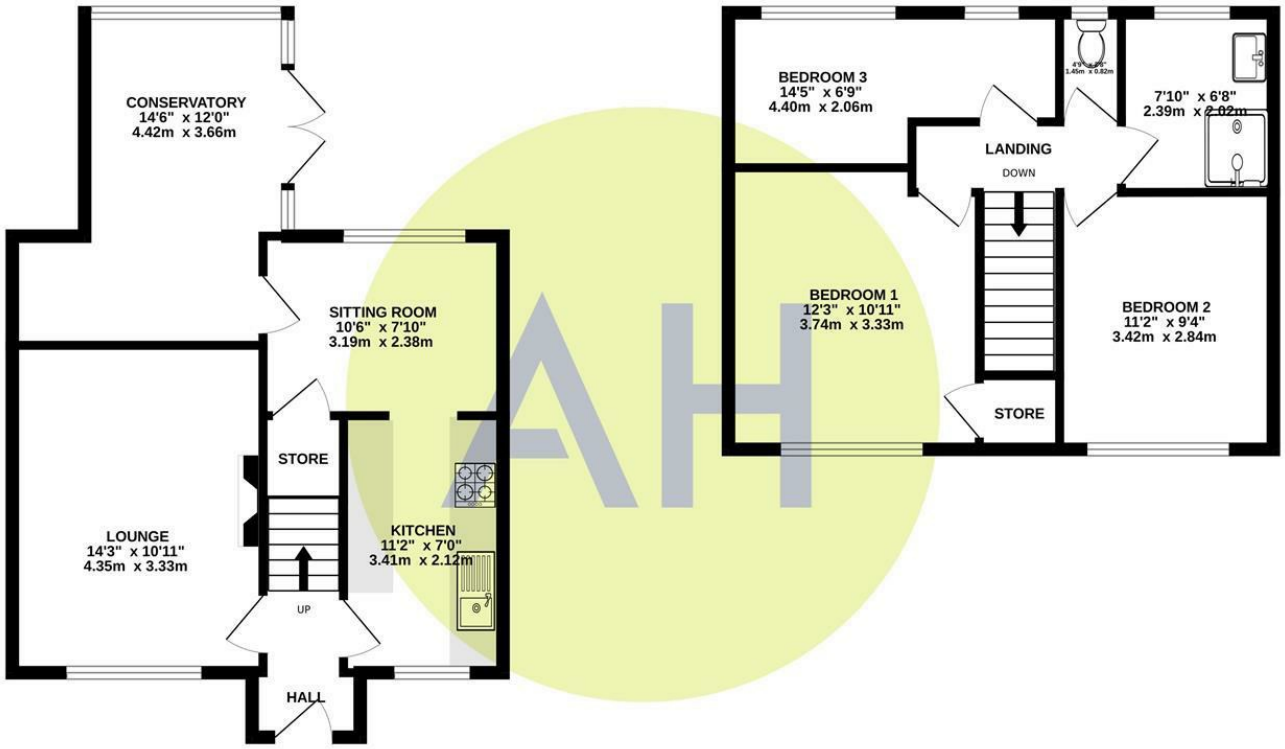




FLOOR PLANS

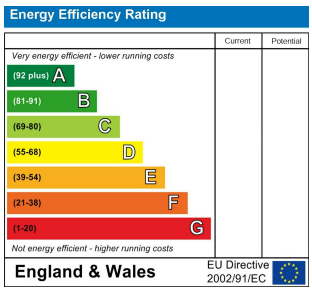
GROUND FLOOR
503 sq.ft. (46.8 sq.m.) approx.

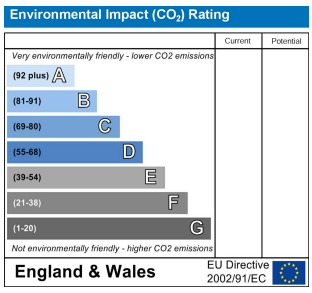
1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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DPS