ASHWORTH HOLME
Sales · Lettings · Property Management

28 TAVISTOCK ROAD, M33 5HS
£375,000

2 1 1

DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM HOME OFFERING APPROXIMATELY 709 SQ FT OF WELL PLANNED ACCOMMODATION, IDEALLY POSITIONED WITHIN EASY WALKING DISTANCE OF ASHTON-ON-MERSEY VILLAGE AND EXCELLENT LOCAL SCHOOLS.

The property has been extremely well maintained and stylishly presented throughout, creating a superb home that can be moved straight into and enjoyed from day one

The accommodation begins with an entrance porch leading into a particularly spacious bay fronted lounge, providing an attractive and comfortable main reception room. To the rear is an impressive modern dining kitchen with granite work surfaces, ample space for a dining table and a large skylight window allowing plenty of natural light into the room. Double doors open directly onto the rear garden, making this an excellent space for both everyday living and entertaining. To the first floor there are two well proportioned double bedrooms. The principal bedroom is positioned to the front and benefits from a bay window and fitted wardrobes, while the second double bedroom overlooks the rear garden. A modern bathroom completes the first floor accommodation. Externally, the rear garden has been designed with ease of maintenance in mind, being mainly paved and enclosed by panelled fencing, with a decked seating area positioned to the rear. To the front, a driveway provides valuable off road parking.

The location is another major selling point, within easy walking distance of Ashton-on-Mersey Village and its excellent range of shops, pubs, restaurants and everyday amenities. The property is also well placed for Trafford's highly regarded schools, including Firs Primary School.

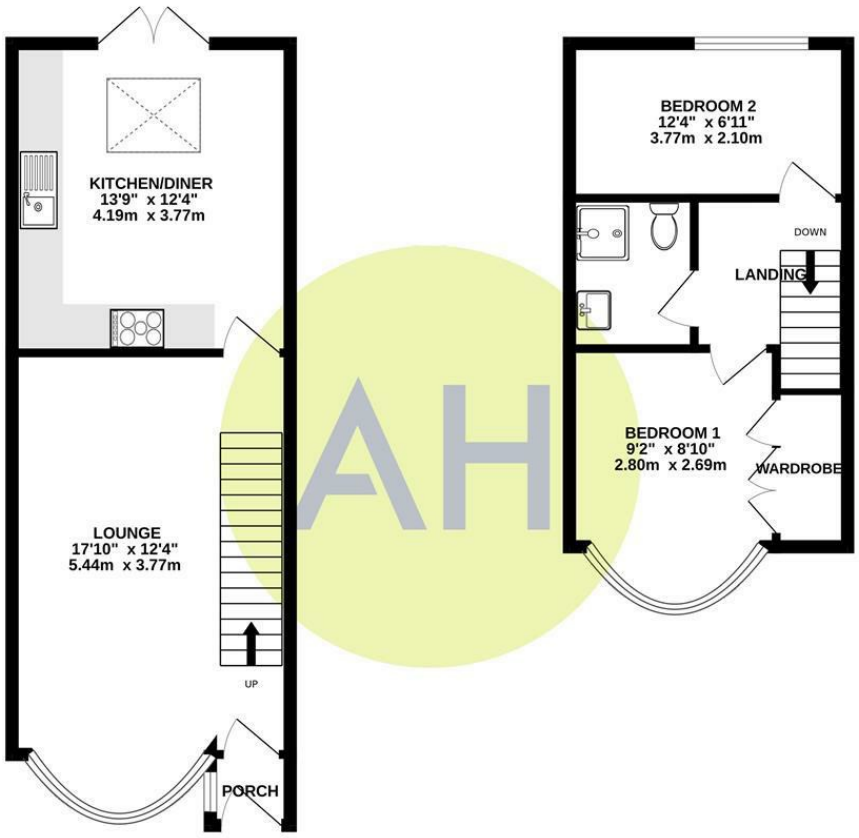
KEY FEATURES

- Beautifully presented throughout
- Approximately 709-SQFT
- Modern dining kitchen
- Driveway providing off road parking
- Two double bedrooms
- Spacious bay fronted lounge
- Granite work surfaces and skylight window
- Walking distance of Ashton-on-Mersey Village

FLOOR PLANS

GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.

1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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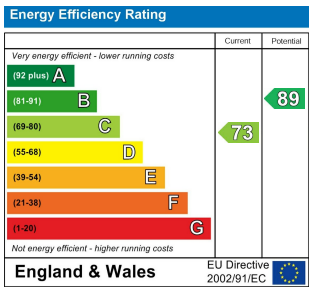

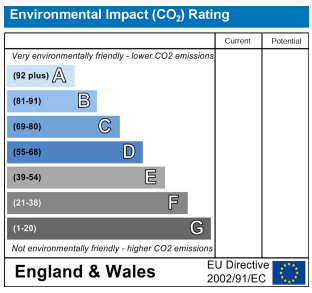

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DPS