ASHWORTH HOLME
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8 BELGRAVE ROAD, M33 7UA
£310,000

2 2 2

DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM PERIOD TERRACE, IDEALLY POSITIONED JUST OFF WASHWAY ROAD AND WITHIN A SHORT WALK OF BROOKLANDS METROLINK STATION.

This attractive home has been significantly improved over the years and offers a superb blend of character features and modern fittings throughout. Beautifully presented and ready for immediate occupation, it will appeal to first time buyers and professional couples seeking a well positioned home close to excellent transport links.

The property retains plenty of character including solid oak flooring, a feature fireplace with wood burning stove and well proportioned rooms throughout. Modern improvements include re-plastered walls, a quality fitted kitchen and two stylish bathrooms.

In brief the accommodation comprises: dining room with solid oak flooring, separate lounge with feature fireplace and French doors opening onto the rear courtyard garden. The lounge also provides access to the modern fitted kitchen. To the first floor there are two double bedrooms. The principal bedroom is positioned to the rear and benefits from an en-suite shower room, whilst the second bedroom spans the full width of the property to the front. The main bathroom features a four-piece suite including a free-standing bath and separate shower enclosure. Externally there is a private enclosed courtyard garden to the rear with decking and a useful storage shed with power.

The location is superb. Brooklands Metrolink station is within a five minute walk, providing easy access into Manchester City Centre and Altrincham. The M60 motorway is also nearby, linking conveniently with Manchester Airport, whilst local shops, Walton Road Park and the Bridgewater Canal towpath are all within easy reach.

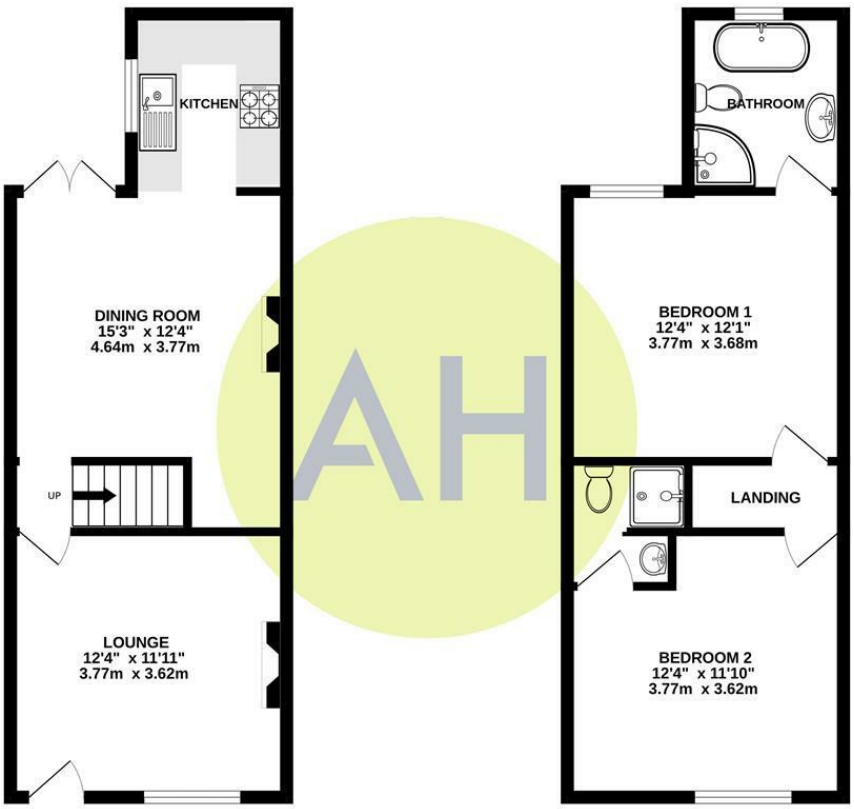
KEY FEATURES

- Beautifully presented two bed period terrace
- Character features including wood burning stove
- Modern fitted kitchen and two stylish bathrooms
- Private enclosed courtyard garden with decking
- Ideal first time buyer home
- Five minute walk to Brooklands Metrolink
- Solid oak flooring to the ground floor
- Master bedroom with en-suite shower room
- Secure garden shed with power
- Freehold

FLOOR PLANS

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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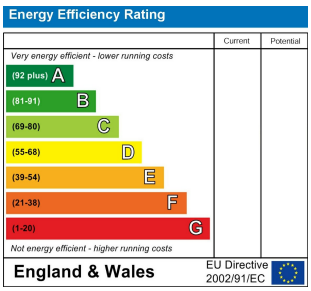

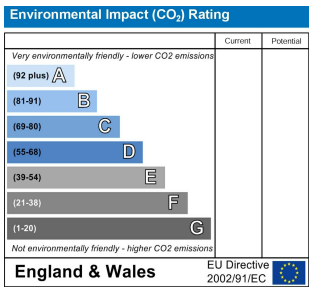

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