



ASHWORTH HOLME
Sales · Lettings · Property Management



23 FIELD ROAD, M33 5PQ
£280,000



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DESCRIPTION

A CHARMING TWO-BEDROOM END-TERRACE PROPERTY, BEAUTIFULLY PRESENTED THROUGHOUT AND LOCATED IN THE HEART OF ASHTON ON MERSEY VILLAGE.

The property offers well-balanced accommodation and would make an ideal home for those looking for something ready to move straight into, with no immediate cosmetic updating required. Further benefits include gas central heating, uPVC double glazing and an attractive private rear garden enclosed by original brick walls.

The accommodation briefly comprises: lounge and an impressive breakfast kitchen to the ground floor. To the first floor there are two bedrooms, including a generous main double bedroom, together with a modern Jack and Jill bathroom fitted with a white three-piece suite.

There is also a useful loft room with skylight window, accessed from bedroom two via a pull-down ladder.

Externally, the rear garden is well maintained and mainly laid to lawn, with a flagged patio seating area and attractive original brick wall enclosure.

Ideally positioned within Ashton on Mersey Village, the property is within easy walking distance of its excellent range of shops, cafés, restaurants and local amenities, whilst also being well placed for Sale Town Centre, transport links and highly regarded local schools.

KEY FEATURES

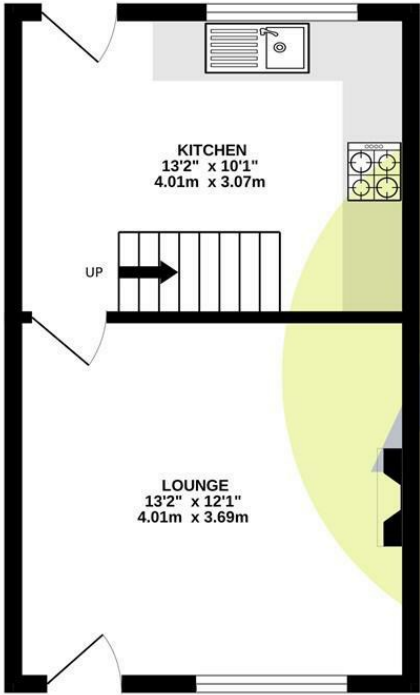
- Two-bedroom end terrace
- Beautifully presented throughout
- Modern Jack and Jill bathroom
- Private rear garden
- Heart of Ashton on Mersey Village
- Impressive breakfast kitchen
- Useful loft room
- Gas central heating & double glazing



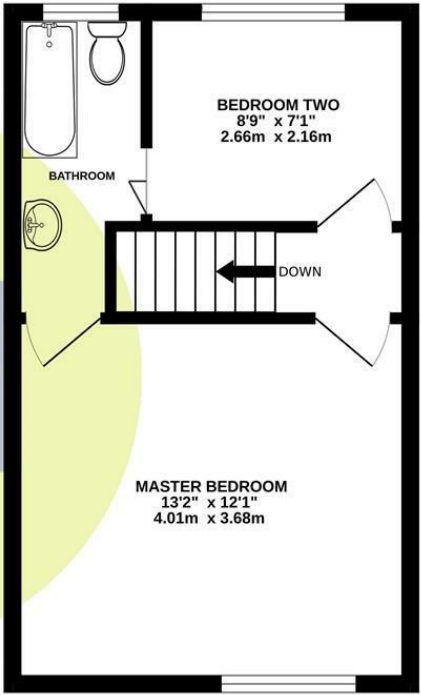




GROUND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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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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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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.