ASHWORTH HOLME
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# 1 DAVENHAM ROAD, M33 5QR
# £380,000

3 1 1







## DESCRIPTION

A BEAUTIFULLY PRESENTED AND THOUGHTFULLY IMPROVED SEMI-DETACHED HOME, POSITIONED IN AN ENVIABLE LOCATION JUST A SHORT STROLL FROM EXCELLENT LOCAL SCHOOLS AND ASHTON PARK.

This is a property that will appeal to a wide range of buyers, particularly those looking for a home that can be immediately enjoyed without the hassle, cost and inconvenience of renovation works. The beautiful property has been maintained and improved to a high standard, creating a warm, stylish and practical family home.

Forming part of an excellent location just a moments from Ashton-on-Mersey Village which is home to many independent traders in addition to larger national chains such as Tesco & Co-Op.

In brief, the accommodation comprises: storm porch, welcoming entrance hallway and a stunning open plan bay-fronted living/dining room. The focal point of this space is the beautiful Chesneys woodburning stove set within a limestone surround. To the rear, the kitchen is well appointed and gives access to the side of the property. To the first floor there are three attractive bedrooms, including a principal bedroom with bay window and modern fitted wardrobes. The accommodation is completed by a stunning Porcelanosa re-fitted white bathroom suite, finished with motion sensor inset lighting and a dual fuel heated towel rail. Externally, the property continues to impress. To the front there is a driveway providing off road parking for two vehicles with gated side access. To the rear, a mature and well-enclosed garden is mainly laid to lawn with clearly defined boundaries, complemented by an Indian stone patio and pathway creating an ideal space for outdoor dining and entertaining.

## KEY FEATURES

- Beautifully presented semi-detached home
- Open plan bay-fronted living/dining room
- Stylish Porcelanosa re-fitted bathroom suite
- Recently installed clay tile roof
- Sought-after location close to amenities
- Chesneys stove with limestone surround
- Mature rear garden with Indian stone patio
- Freehold











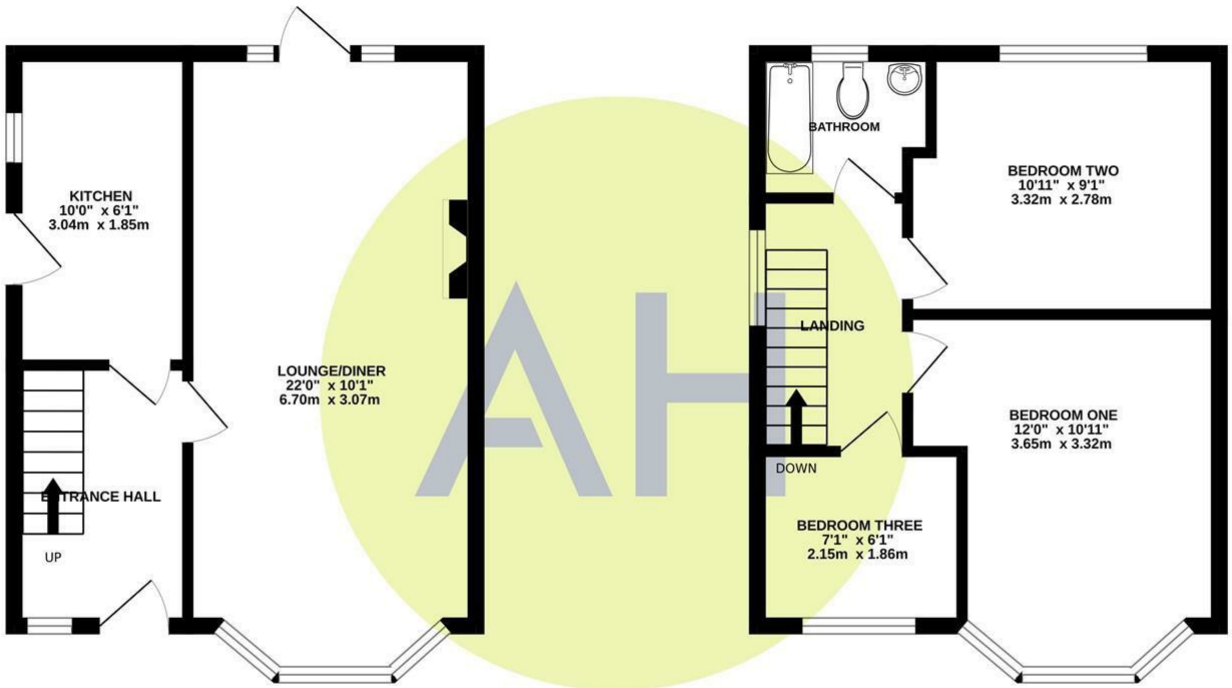




# FLOOR PLANS

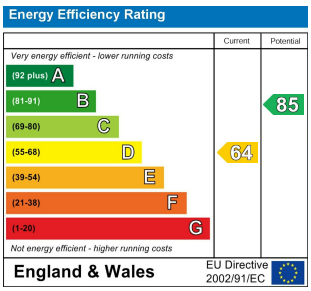
GROUND FLOOR

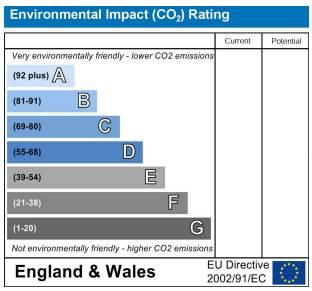
1ST FLOOR




TOTAL FLOOR AREA : 710sq.ft. (66.0 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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