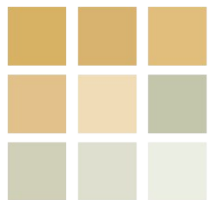




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56 ASHBOURNE GROVE
Manchester, M45 7WL
Offers Over £515,000

56 ASHBOURNE GROVE

Property at a glance

- exceptional three-storey, comprehensively refurbished and extended family home
- positioned on the highly sought-after Ashbourne Grove in Whitefield
- this stunning property is sure to impress from the very first viewing
- beautifully presented lounge offers a warm and inviting space to relax
- superb extended open-plan kitchen/dining area
- ground floor shower room and a separate utility room
- three generously sized bedrooms plus a versatile loft room providing additional usable space
- large driveway to the front offering off-road parking for up to four vehicles.
- fully enclosed rear garden includes a spacious flagged patio and low-maintenance artificial lawn, ideal for outdoor dining, entertaining, and family enjoyment
- perfectly situated commuters will appreciate convenient access to Whitefield Metrolink station and nearby motorway networks ensuring easy travel to Manchester City Centre and beyond

Pearson Ferrier are delighted to bring to the market this exceptional three-storey, comprehensively refurbished and extended family home, ideally positioned on the highly sought-after Ashbourne Grove in Whitefield. This stunning property is sure to impress from the very first viewing. Early inspection is highly recommended to avoid disappointment.

Upon entering the elegant hallway, the quality of finish throughout becomes immediately apparent. The beautifully presented lounge offers a warm and inviting space to relax, enhanced by a feature log burner that creates a truly impressive, magazine-worthy setting.

The property showcases a superb extended open-plan kitchen and dining area, designed for both style and practicality. Bifold doors invite an abundance of natural light and open directly onto the private rear garden. The kitchen is fitted with shaker-style cabinetry, a Belfast sink, integrated appliances including a double oven, and luxurious granite work surfaces—perfect for entertaining and everyday family living.

The ground floor is further complemented by a contemporary shower room and a separate utility room. The first floor offers three generously sized bedrooms, including a fantastic master bedroom featuring high-quality fitted wardrobes with mirrored panel doors, adding a touch of five-star luxury. The stunning family bathroom boasts a modern four-piece suite, subway and herringbone tiling, a free-standing oval bath, and a walk-in shower with a Victorian-style shower head. From the first-floor landing, stairs lead to a versatile loft room providing additional usable space.

Externally, the property features a large driveway to the front offering off-road parking for up to four vehicles. The fully enclosed rear garden includes a spacious flagged patio and low-maintenance artificial lawn, ideal for outdoor dining, entertaining, and family enjoyment.



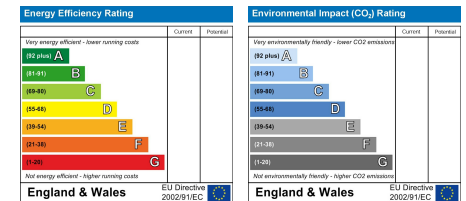




TOTAL FLOOR AREA: 1554 sq.ft. (144.4 sq.m.) approx.

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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