



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Ash Grove, Manchester, M28 7EH

£270,000

IMPRESSIVE THREE BEDROOM HOME, FULLY REFURBISHED AND PERFECT FOR A FAMILY

Nestled in the charming area of Ash Grove, Worsley, Manchester, this beautifully updated three-bedroom terrace house presents an exceptional opportunity for families seeking a modern and comfortable living space. The property has been meticulously stripped back to brick, ensuring a full rewire and replaster, resulting in a fresh and contemporary finish throughout.

As you step inside, you will be greeted by a bright and inviting atmosphere, enhanced by modern fixtures and fittings that blend style with functionality. The spacious layout features three generously sized double bedrooms, providing ample space for family members or guests. Each room is designed to offer comfort and privacy, making it an ideal family home.

One of the standout features of this property is the expansive garden, which has been well maintained and offers a perfect outdoor retreat for children to play or for hosting summer gatherings. Additionally, the convenience of a driveway adds to the practicality of this home, ensuring that parking is never a concern.

This residence is not just a house; it is a place where memories can be made and cherished. With its modern updates and family-friendly layout, this property is sure to appeal to those looking for a blend of comfort and style in a desirable location. Do not miss the chance to make this lovely home your own.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

# Ash Grove, Manchester, M28 7EH

£270,000



- An Exceptional Double Fronted Terraced Property
- Fully Updated Throughout
- Off Road Parking
- Tenure Freehold

- Three Double Bedrooms
- Envious Garden Space
- EPC Rating D

- Sought After Location
- Modern Fixtures and Fittings
- Council Tax Band A

## Ground Floor

### Entrance

Composite, double glazed, frosted door to hallway.

### Hallway

17'6 x 6'1 (5.33m x 1.85m)

Upright central heating radiator, meter cupboard, tiled flooring, doors leading to reception room, kitchen, WC, stairs to first floor, composite double glazed frosted door to rear.

### WC

4'9 x 2'9 (1.45m x 0.84m)

UVPC double glazed window, 2 piece suite, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, tiled flooring.

### Reception Room

17'6 x 12'4 (5.33m x 3.76m)

UVPC double glazed window, two upright central heating radiators, cast iron multi fuel burner with slate hearth, exposed brick surround and oak mantle, wood effect laminate flooring, UVPC double glazed French doors to rear.

### Kitchen

17'6 x 7'3 (5.33m x 2.21m)

Two UPVC double glazed windows, central heating radiator, Worcester boiler, panelled wall and base units, marble effect compact laminate surface, inset one and a half sink with high spout mixer tap, integrated electric BOSCH oven, five ring Samsung gas hob, BOSCH extractor hood, space for American style fridge/freezer, plumbing for washing machine, extractor fan, meter cupboard, heat activated fire alarm, tiled floor.

## First Floor

### Landing

11 x 6 (3.35m x 1.83m)

Smoke alarm, PIV unit, loft access, doors to three bedrooms and bathroom.

### Bedroom One

17'4 x 11'7 (5.28m x 3.53m)

Two UVPC double glazed windows, two central heating radiators, hardwood flooring.

### Bedroom Two

12'5 x 9'4 (3.78m x 2.84m)

UVPC double glazed windows, central heating radiator, hardwood flooring.

### Bedroom Three

12'5 x 7'5 (3.78m x 2.26m)

UVPC double glazed windows, two central heating radiators, hardwood flooring.

### Bathroom

6'10 x 6 (2.08m x 1.83m)

UVPC double glazed frosted window, chrome heated towel rail, three piece suite, pedestal wash basin with mixer tap, dual flush WC, direct feed corner shower enclosure, tiled elevations, extractor fan, tiled flooring.

### External

#### Front

Garden with stone chippings, mature shrubs, bedding and a double driveway.

#### Rear

Enclosed garden with laid to lawn, paving, bedding, mature shrubs, raised vegetable patches, greenhouse and storage shed.



Tel: 01617939622

www.keenans-estateagents.co.uk