



ASHWORTH HOLME
Sales · Lettings · Property Management



3 AYLESBURY AVENUE, M41 0SB
£420,000



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DESCRIPTION

HIGHLY ATTRACTIVE EXTENDED FAMILY HOME - A CONSIDERABLY LARGER THAN AVERAGE THREE-BEDROOM SEMI-DETACHED PROPERTY, FORMING PART OF THE EVER-POPULAR CANTERBURY ROAD DEVELOPMENT.

Located on Aylesbury Avenue, a quiet cul-de-sac, this traditional bay-fronted home has been extended to provide excellent living space, ideal for growing families.

The property offers approximately 1148 sq ft of accommodation over two floors, with a ground floor extension creating a generous kitchen, extended lounge, side conservatory, and integral garage. Further benefits include a substantial rear garden, a driveway providing off-road parking, double glazing, and gas central heating throughout.

Conveniently positioned, the property is within easy reach of Urmston town centre, offering a wide range of shops, restaurants, and services. There are highly regarded schools within walking distance, including Ofsted Outstanding Davyhulme Primary School and Urmston Grammar School. Commuters will appreciate the proximity to Urmston train station and excellent access to the motorway network.

The accommodation comprises an entrance porch and hallway leading to a lounge/dining room with a bay window to the front, an extended lounge, and a modern kitchen. The side conservatory provides access to the integral garage and rear garden. Upstairs, there are three well-proportioned bedrooms, a bathroom, and a separate WC. Outside, the large rear garden is mainly laid to lawn with a patio area, well-stocked borders, and a timber shed. To the front, a paved driveway provides ample off-road parking. This property represents a rare opportunity to acquire a spacious family home in a sought-after location.

KEY FEATURES

- Extended three bed semi-detached
- Large & well maintained rear garden
- Crica 1148-SqFt of accommodation
- Close to fantastic local schools
- Sought after & quiet Cul-De-Sac location
- Presented to an excellent standard
- Garage & ample off road parking
- Three reception areas

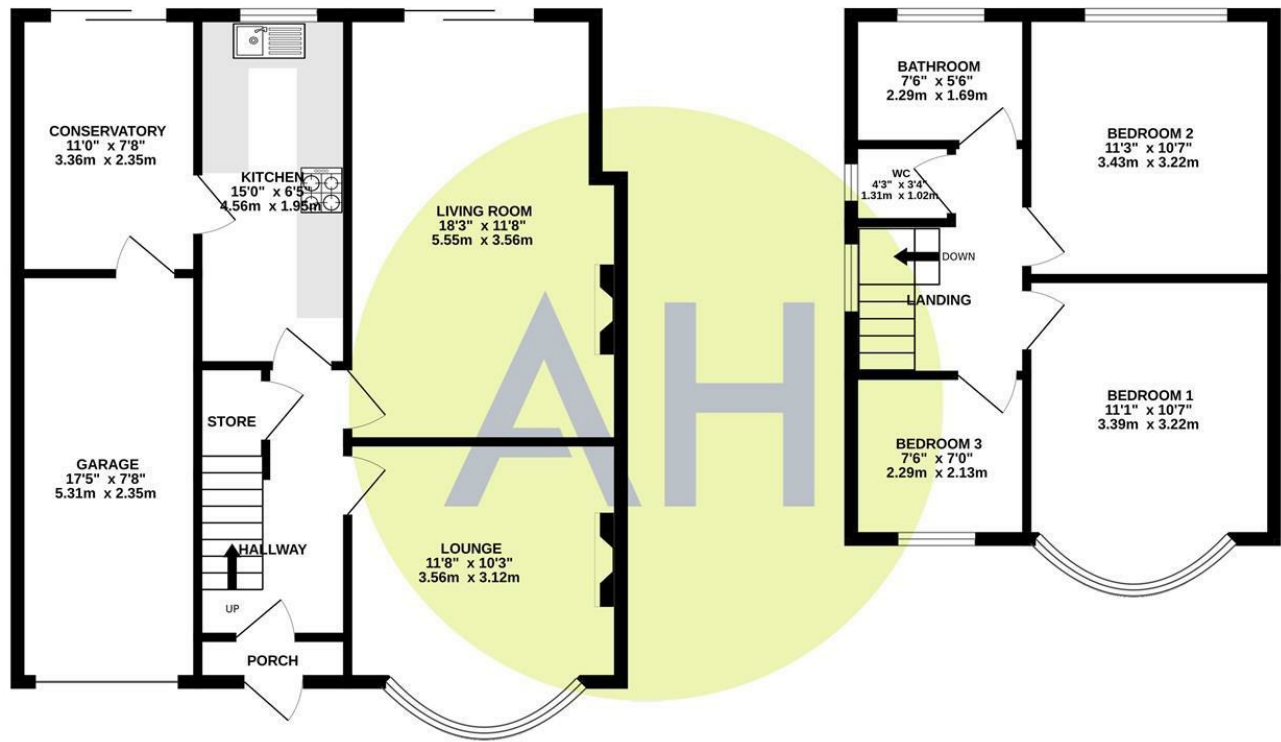






GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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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