



**11 BRIXHAM DRIVE, M33 5HN**  
**£385,000**

 3    2    3



## DESCRIPTION

A WELL PRESENTED AND GENEROUSLY PROPORTIONED THREE-BEDROOM SEMI-DETACHED HOME, OFFERING AN IMPRESSIVE 1324 SQFT OF ACCOMMODATION ARRANGED OVER TWO FLOORS.

Occupying a quiet cul-de-sac position, this spacious family home provides excellent flexibility for modern living, with three separate reception areas, a well-appointed dining kitchen and a versatile garden room/pub to the rear — ideal for use as a home office, entertaining space or additional storage.

The accommodation in brief comprises: entrance porch, welcoming hallway, downstairs WC, a comfortable front lounge and a dining kitchen which opens into a useful study area. To the rear sits a further family/living room, creating excellent additional living space. To the first floor there are three well-proportioned bedrooms and a family bathroom. In addition, there is access from a storage room at the top of the stairs to a useful loft space, which has been plastered and carpeted and benefits from a Velux window — ideal for storage.

Externally, the rear garden is paved for ease of maintenance and enclosed by panelled fencing, with the garden room/pub positioned at the rear. A useful brick-built store sits to the side of the property. To the front, a driveway provides off-road parking.

The property is ideally positioned for the excellent local schools Trafford is renowned for, including Ashton-on-Mersey School and Firs Primary School (rated Outstanding by Ofsted). A spacious and versatile home in a popular and convenient location.

## KEY FEATURES

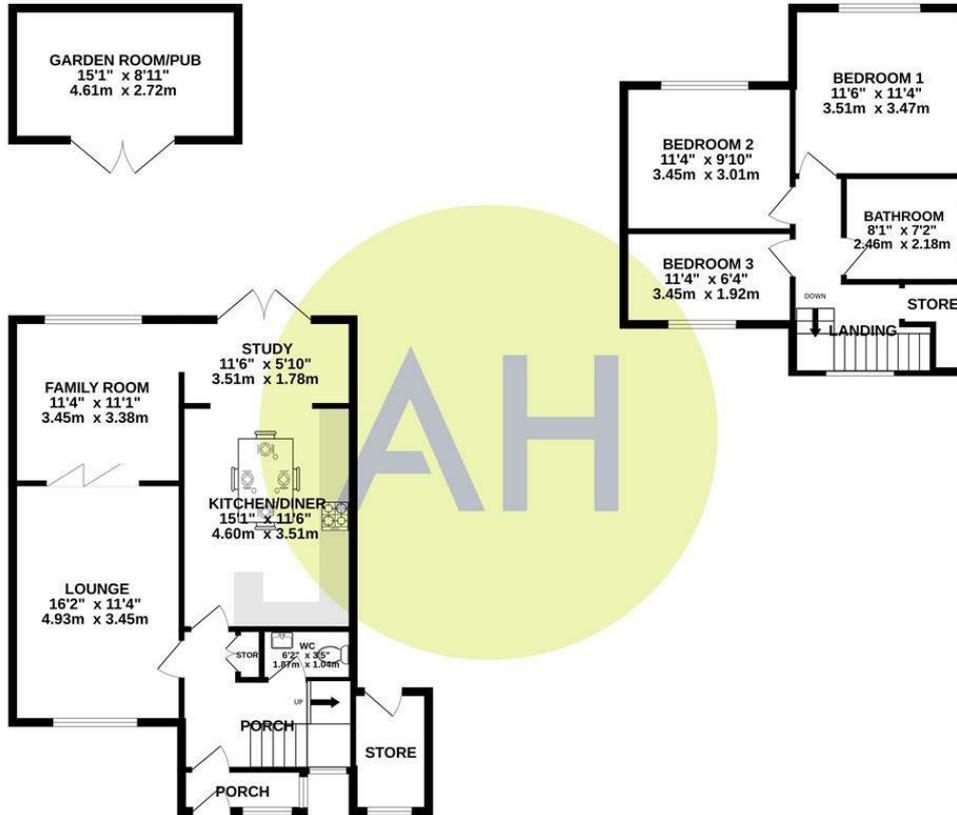
- Spacious three bed semi-detached home
- Three reception areas + dining kitchen
- Quiet & popular Cul-De-Sac location
- Brick built store & driveway
- 1324-SQFT of accommodation over two floors
- A useful downstairs WC
- Fantastic garden room/summer house
- Excellent school catchments





GROUND FLOOR  
858 sq.ft. (79.7 sq.m.) approx.

1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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.  
Made with Metropix 6/2021

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
 WWW.ASHWORTHHOLME.CO.UK

