



ASHWORTH HOLME
Sales · Lettings · Property Management



4 MAYFIELD AVENUE, M32 9HL
£595,000



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DESCRIPTION

AN INCREDIBLE OPPORTUNITY HAS ARISEN TO PURCHASE THIS SUBSTANTIAL AND IMMACULATELY PRESENTED FOUR BEDROOM SEMI-DETACHED WHICH MAKES FOR AN OUTSTANDING FAMILY HOME AND OFFERS IN EXCESS OF 2300-SQFT OF LIVING SPACE OVER THREE FLOORS.

The property has been lovingly renovated and extended by the current Vendors which has made way for a property with two spacious reception rooms, separate home office, large living/dining kitchen and a simply breath taking master suite/annex which is arranged over two levels and features an en-suite and separate lounge area which has potential to be split into two further double bedrooms. The property also benefits from a South facing garden

Forming part of a highly sought after location that puts the property within the catchment for Moss Park Primary School and FOUR Grammar Schools. Stretford itself is undergoing major redevelopment which in addition to a new Marina area will bring with it new shops, bars and restaurants.

In brief the accommodation comprises: Entrance hallway, study, lounge, dining room, downstairs WC and a large open plan living/dining kitchen. To the first floor there are three bedrooms and family bathroom. The side extension provides an additional living area to the first floor and a expansive master suite with en-suite.

Externally there is a large and secure rear garden with low maintenance artificial lawn and decked seating area perfect entertaining and dining during the summer months. To the front there is a driveway providing ample off road parking.

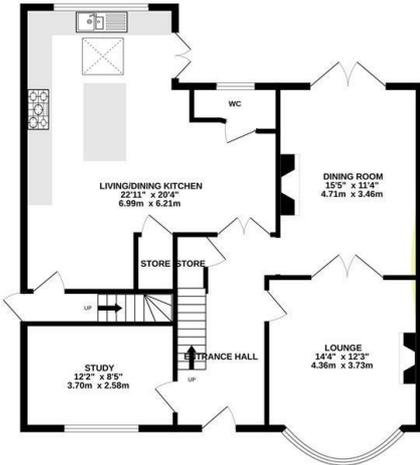
KEY FEATURES

- Substantial four bedroom semi-detached
- Modern open plan living/dining kitchen
- Luxury family bathroom
- Outstanding school catchments
- South Facing Garden
- Separate annex/master suite with living area
- Three separate reception rooms
- Over 2300-SqFt of living space
- No onward chain

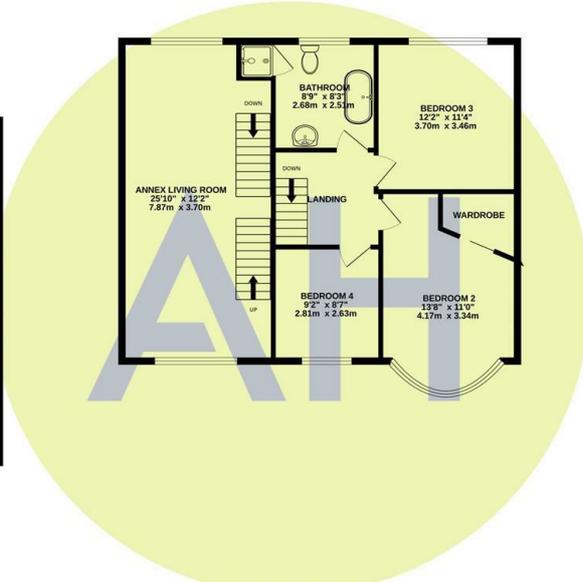




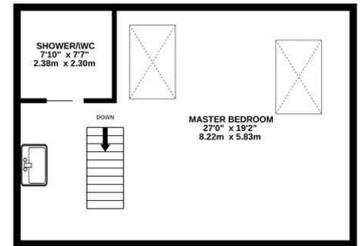
GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
835 sq.ft. (77.5 sq.m.) approx.



2ND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 2309 sq.ft. (214.5 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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ASHWORTH HOLME

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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	76	81

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		

