



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**3 BARNFIELD ROAD, WA1 4NW**  
**£285,000**



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## DESCRIPTION

A SUPERB OPPORTUNITY TO PURCHASE THIS BEAUTIFULLY PRESENTED THREE BEDROOM HOME WHICH FORMS PART OF A HIGHLY SOUGHT AFTER LOCATION CLOSE TO TRANSPORT LINKS AND M6 AND M62 MOTORWAYS AND IN THE CATCHMENT AREA FOR KINGS LEADERSHIP ACADEMY.

Lovingly enhanced with thoughtful details by the current owners, this three bedroom home features well proportioned rooms arranged over two floors and is perfect for a family looking to put down roots in this popular area.

Benefitting from 3 double bedrooms, a welcoming dual aspect lounge, an enviable kitchen diner with double butler sink and modern family bathroom, along with gas central heating from a combi boiler, double glazing and a fully boarded insulated loft space.

Externally the private landscaped rear garden enjoys the afternoon and evening sun and is complete with larger than average rendered outbuilding. To the front there is a generous driveway with secure gates to the side of the property.

FREEHOLD

PRICED TO SELL, DON'T MISS OUT ON THIS FANTASTIC PROPERTY

## KEY FEATURES

- 3 Double Bedrooms
- Sunny rear garden
- Large garage/workshop
- Large Kitchen Diner
- Ample offstreet parking
- Catchment area for Kings Academy



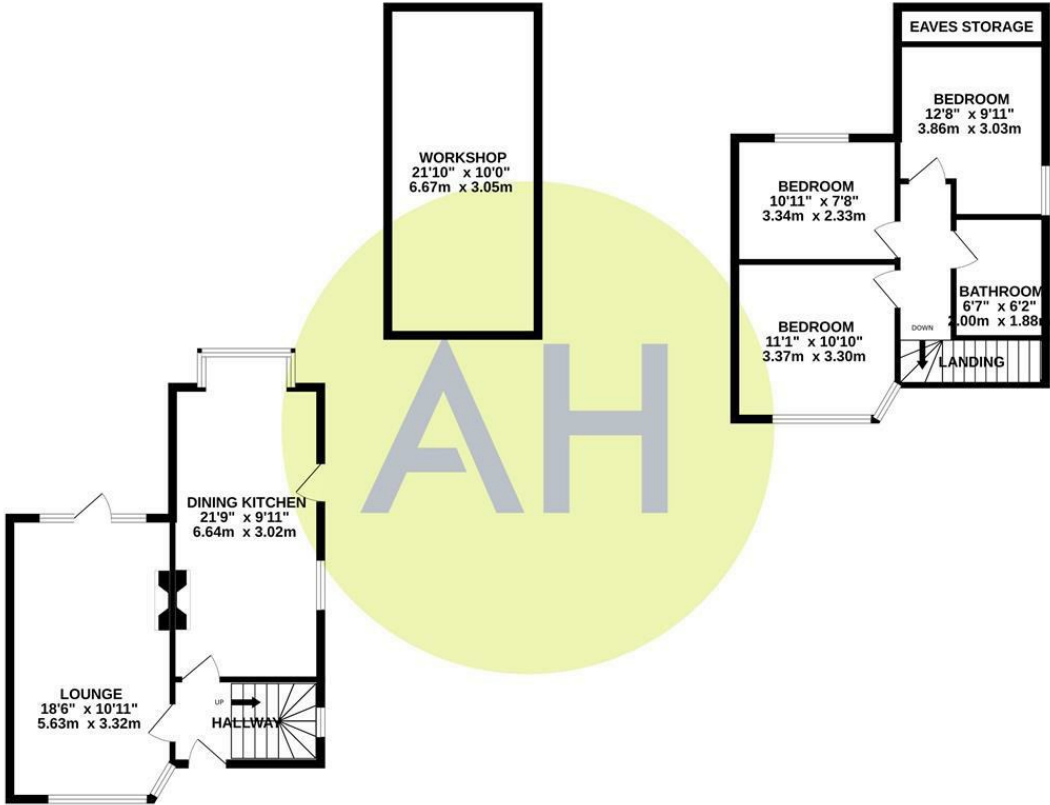






GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.4 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.

Made with Metropix C2024

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		
England & Wales		
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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.