



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



**2 CHESWICK CLOSE, M33 3TS**  
**£695,000**



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## DESCRIPTION

AN INCREDIBLY ATTRACTIVE AND IMMACULATELY PRESENTED FOUR/FIVE DOUBLE BEDROOM 1757-SQFT END TOWNHOUSE WHICH FORMS PART OF THE PRESTIGIOUS 'CHESWICK PLACE' A SOUGHT AFTER GATED DEVELOPMENT JUST OFF BROOKLANDS ROAD.

This beautiful family home benefits from a large kitchen which open to an impressive living/dining area with fully glazed roof and full width bi-folding doors giving access to the private rear gardens. Further benefits include two designated parking spaces and a large master suite which enjoys modern fitted furniture and is serviced by an en-suite shower room.

Cheswick Close is situated just off Brooklands Road which puts the property within easy reach of Sale Town Centre, Brooklands Metrolink and the outstanding local schools Trafford is renowned for including the ever popular Brooklands Primary School.

In brief the accommodation comprises: Entrance porch, entrance hallway, lounge with bay to side and front, downstairs WC and a large open plan kitchen with central island and integral appliances. The kitchen is open to a living/dining area with fully glazed roof and bi-folding doors to the rear. To the first floor there is a sitting room/bedroom two and the master bedroom with en-suite. To the second floor there are three further bedrooms and a well appointed family bathroom. Externally to the rear there is a private garden with a paved seating area and fencing enclosure. To the side there is a pathway giving access to the front. To the front there are two allocated car parking spaces. Visitors parking also available. Be quick these properties rarely come to the market and always move quickly when they do! Council Tax Band F. Leasehold 999 years from July 2008.

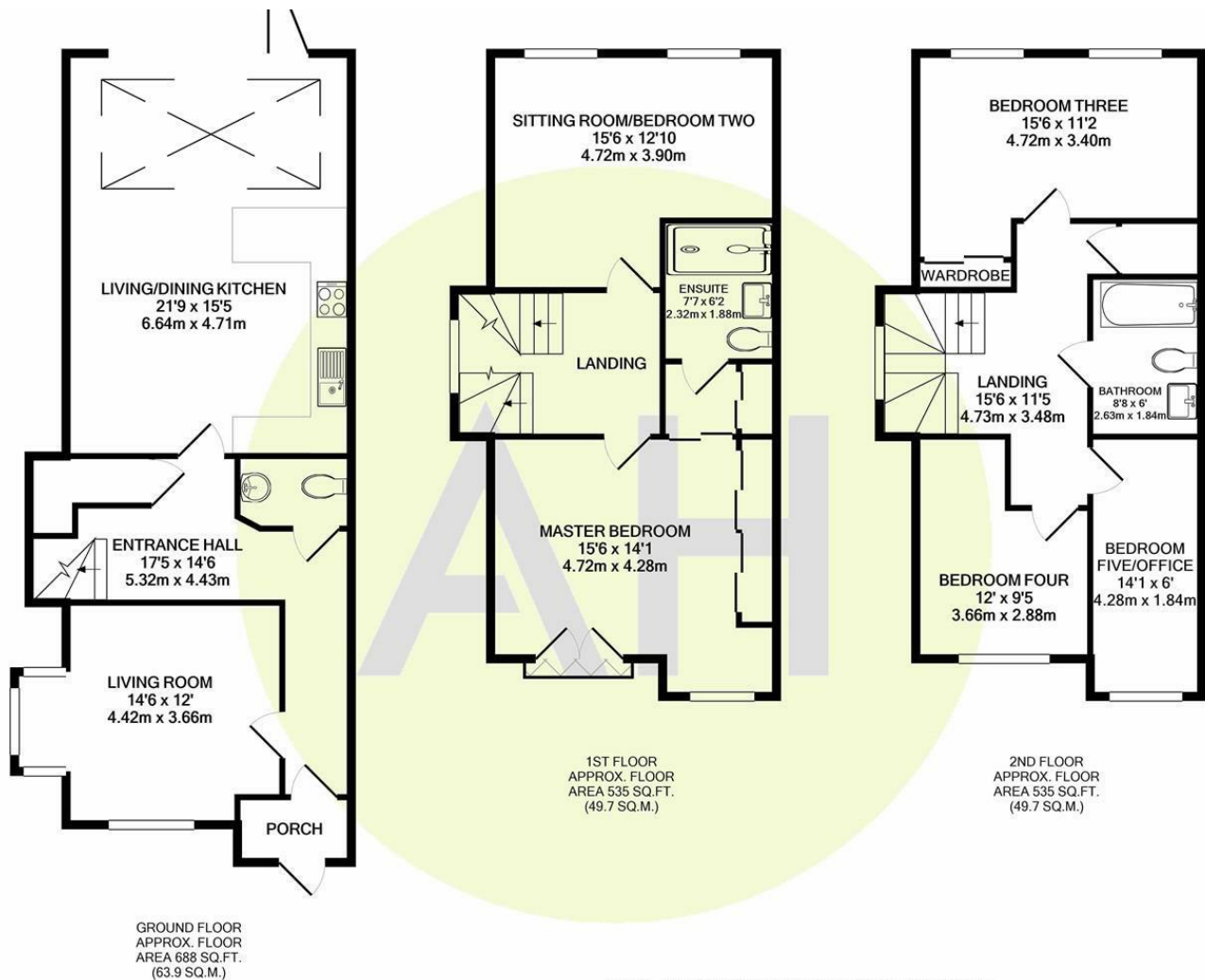
## KEY FEATURES

- Stunning five bedroom end-townhouse
- Prestigious gated development
- Beautiful standards of presentation
- Private rear gardens
- A massive 1757-SqFt of living space
- Brooklands Primary catchment
- Impressive master suite
- Two off road parking spaces









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



## ASHWORTH HOLME

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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.