



ASHWORTH HOLME

Sales · Lettings · Property Management



179 HURST AVENUE, M33 4GS
£258,000

3 1 1



DESCRIPTION

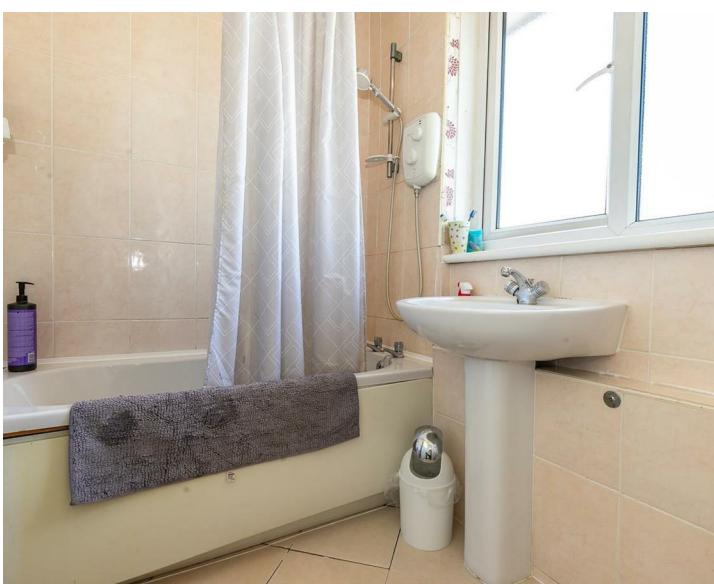
A BEAUTIFULLY PRESENTED THREE BEDROOM END OF TERRACE PROPERTY COMPLETE WITH OFF ROAD PARKING WHICH FORMS PART OF A QUIET CUL-DE-SAC LOCATION JUST OFF CHERRY LANE.

The property benefits from a useful downstairs WC, a modern dining kitchen, good sized rear gardens and off road parking. The property is close to major transport links including bus routes and the A56 which gives easy access to the M60 and the Town Centres of both Sale and Altrincham. Warmed by double glazing and gas central heating.

In brief the accommodation comprises: Entrance hallway, downstairs WC, spacious lounge with dual aspect windows and a stunning open plan dining kitchen. There is also a large rear porch which doubles up as a utility area and gives access to the rear gardens. To the first floor there are three bedrooms two of which are spacious double rooms and the third being a larger than average single. There is also family bathroom which has been fitted with a white suite. Externally to the rear the garden is mainly laid to lawn with a panelled fencing enclosure. To the front there is a brick block paved driveway providing ample off road parking.

KEY FEATURES



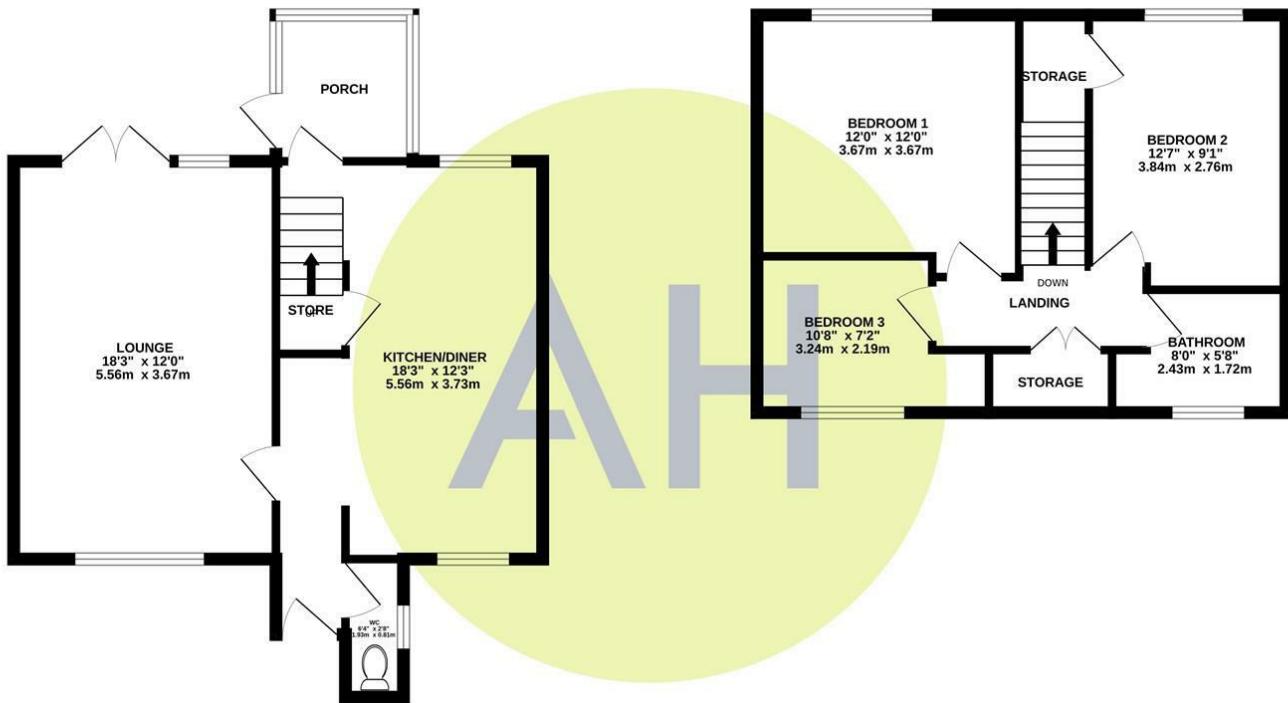


FLOOR PLANS



GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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		86
(81-91) B	75	
(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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