



ASHWORTH HOLME
Sales · Lettings · Property Management



20 ST. ANNS STREET, M33 2NT
£305,000



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DESCRIPTION

A LARGER THAN AVERAGE AND INCREDIBLY WELL PRESENTED THREE BED END OF TERRACE WITH ACCOMMODATION APPROACHING 850-SQFT. FORMING PART OF A QUIET CUL-DE-SAC LOCATION CLOSE TO EXCELLENT TRANSPORT LINKS AND BENEFITTING FROM A BRAND NEW ROOF!

This immaculate property benefits from two separate reception rooms including a dining room with French doors giving access to the rear gardens, a useful downstairs WC, impressive kitchen with skylight windows and stylish neutral decor throughout.

The property forms part of St Anns Street a popular and quiet Cul-De-Sac location which puts the property within easy reach of the amenities of Sale Moor Village. Fantastic transport links are also nearby including the Metrolink on Sale Road and junction 6 of the M60 motorway network.

Warmed by gas central heating and double glazing throughout.

In brief the accommodation comprises: lounge, dining room with French doors to the rear, downstairs WC and a separate kitchen with skylight windows flooding the space with natural light. To the first floor there are three bedrooms and a stylish bathroom which has been part tiled and fitted with a white suite. Externally there are private and secure gardens which are mainly laid to lawn with an initial patio seating area.

Viewings are highly recommended in order to appreciate the quality and size of accommodation on offer!

KEY FEATURES

- Larger than average three bed end terrace
- Quiet Cul-De-Sac location
- Close to fantastic transport links
- Neutral & stylish decor throughout
- Presented to the highest of standards
- Ample on street parking available
- Downstairs WC
- Private and secure garden to side & rear

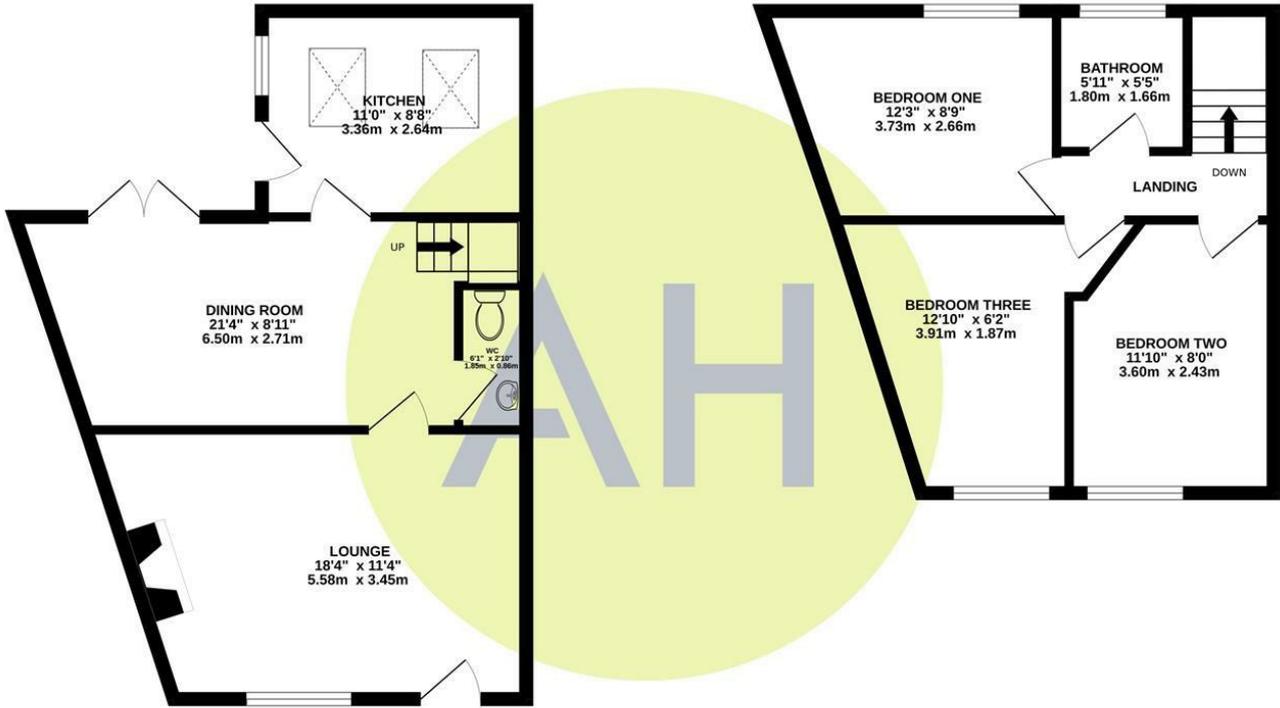






GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 841sq.ft. (78.1 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			
(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 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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