



ASHWORTH HOLME
Sales · Lettings · Property Management



141 OLD HALL ROAD, M33 2HX
£329,950



DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM PERIOD TERRACE OFFERING 900-SQFT OF IMMACULATE LIVING SPACE AND BENEFITTING FROM A GOOD SIZED REAR GARDEN AND OFF ROAD PARKING.

This stunning property is perfect for those who are looking for something that can be immediately enjoyed without the hassle and inconvenience of renovation works. Benefits include two spacious reception rooms, a modern kitchen and bathroom, a full boarded loft space accessed via a pull down ladder providing ample storage and a useful downstairs WC.

Forming part of a highly convenient location which puts the property within easy reach of the Metrolink and the M60 Motorway Network.

Warmed by gas central heating and double glazing throughout.

In brief the accommodation comprises: entrance porch, entrance hallway, lounge with bay window, dining room, modern fitted kitchen providing rear access and a downstairs WC. To the first floor there are two well proportioned double bedrooms and an impressive family bathroom. Externally to the rear there is an initial courtyard which leads to a ample sized private garden which is mainly laid to lawn and complete with a garden shed for storage.

FREEHOLD.

KEY FEATURES

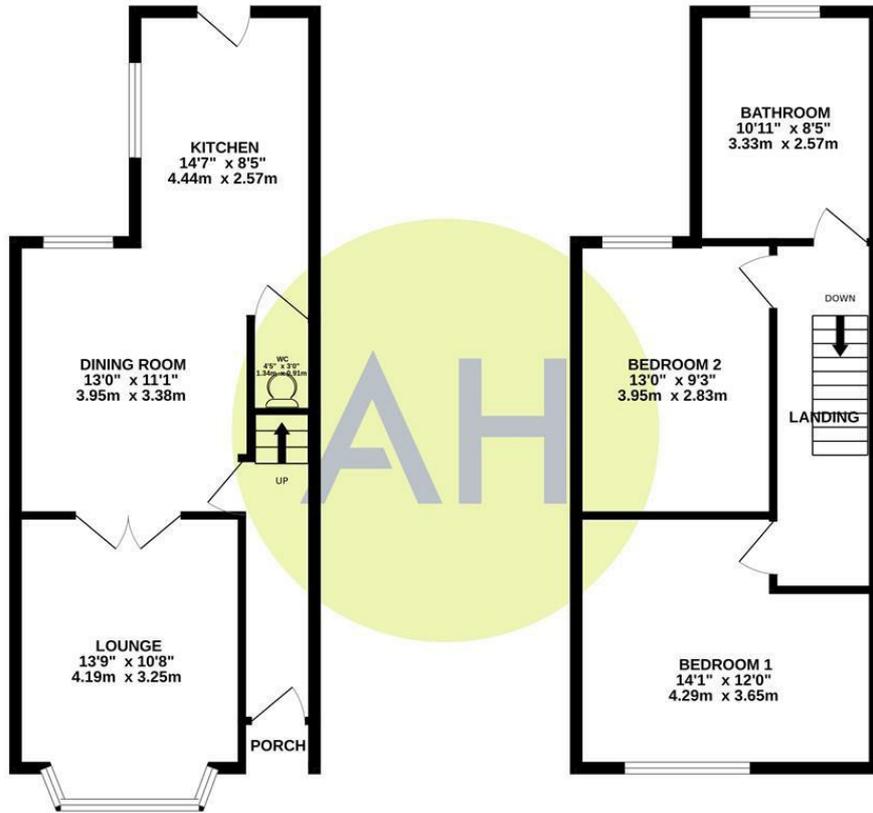
- Two double bedroom period terrace
- Off road parking
- Modern kitchen & bathroom
- Downstairs WC
- Presented to an excellent standard
- Close to fantastic transport links
- Good sized rear garden
- Freehold





GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.

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



TOTAL FLOOR AREA: 899 sq.ft. (83.6 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 12/04.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(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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