



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



**16 FIRS ROAD, M33 5EJ**  
**£425,000**



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## DESCRIPTION

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED WITHIN WALKING DISTANCE OF ASHTON-ON-MERSEY VILLAGE WHICH OFFERS OVER 1000-SQFT OF LIVING SPACE AND OCCUPIES A SUBSTANTIAL CORNER GARDEN PLOT.

This traditional family home has been much improved by the current Vendors including the recent replacement of the family bathroom with a stylish new suite which boasts matte black fittings and the installation an impressive contemporary kitchen which is open plan to a large conservatory. Further benefits include two separate reception rooms, well proportioned bedrooms, ample off road parking and a large garage which can be accessed from both the front and rear.

The property forms part of a highly sought after location within easy walking distance of Ashton-on-Mersey Village and within the catchment area of the excellent local schools Trafford is renowned for including Firs Road Primary which has been described as 'outstanding' by Ofsted. Fantastic transport links are also nearby including the Carrington Spur which give access to the M60 Ring Road.

In brief the accommodation comprises: Entrance porch, entrance hallway, lounge, living room, kitchen and conservatory. To the first floor there are three bedrooms, bathroom and a separate WC. Externally to the rear there is a large garden which is mainly laid to lawn with an initial patio area. To the front there are further gardens and a driveway providing off road parking and access to the garage. FREEHOLD.

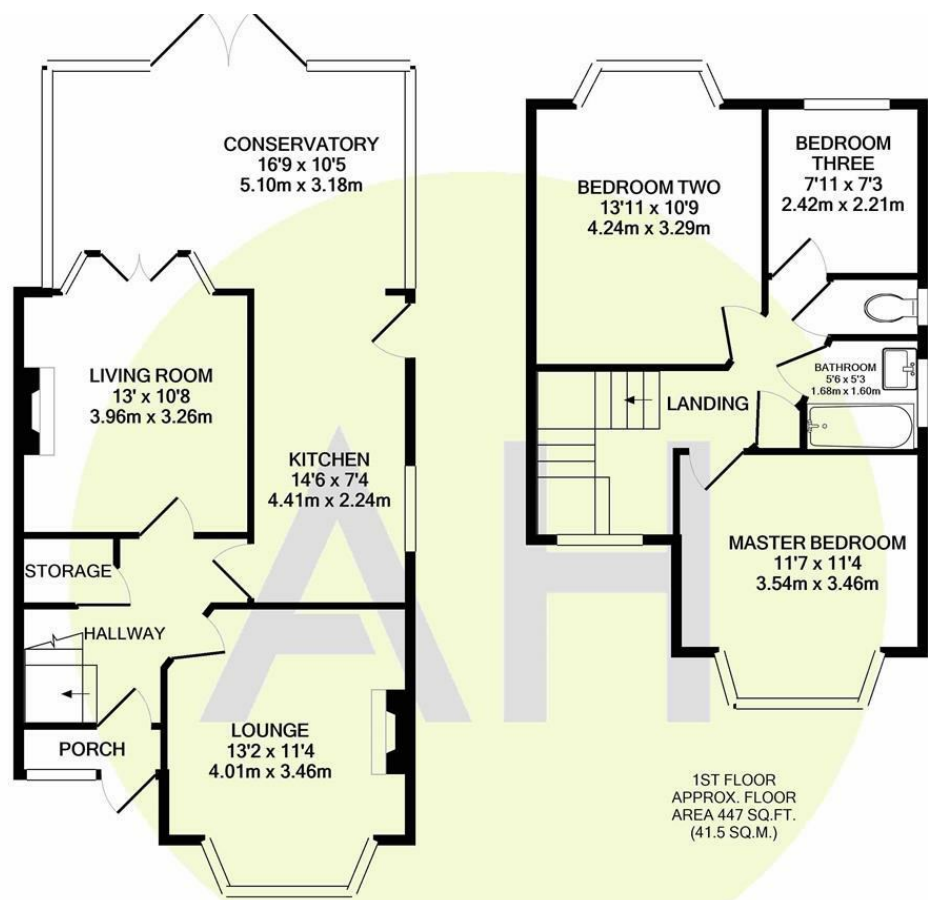
## KEY FEATURES

- Spacious three bedroom semi-detached
- Recently fitted kitchen & bathroom
- Easy walking distance of Ashton-on-Mersey
- Garage & off road parking
- Nearly 1100-SqFt of living space
- Large corner garden plot
- Excellent school catchments
- Freehold









GROUND FLOOR  
APPROX. FLOOR  
AREA 626 SQ.FT.  
(58.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1073 SQ.FT. (99.7 SQ.M.)

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		



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