



ASHWORTH HOLME
Sales · Lettings · Property Management



1 CLEEVE ROAD, M23 0FT
£259,950



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DESCRIPTION

A SENSIBLY PRICED TWO DOUBLE BEDROOM SEMI-DETACHED HOME BENEFITTING FROM A SERIES OF RECENT AND SIGNIFICANT UPGRADES, WHILST STILL OFFERING PLENTY OF SCOPE TO PERSONALISE THE INTERIOR TO YOUR OWN TASTE.

Positioned in a highly convenient and increasingly popular location, this property is perfectly placed for access to excellent transport links. The Metrolink is just a moment's walk away, providing effortless connectivity into Manchester and surrounding areas. For those who commute further afield, the M60 and M56 motorway networks are also within easy reach, making this an ideal base for busy professionals and families alike.

Over recent years the property has benefitted from several major improvements including a newly fitted kitchen, a full re-wire, hard-wired smoke alarms throughout, and a heat detector in the kitchen, together with double glazing to the majority of the property (please note: the doors off the lounge are not double glazed). The loft space has also been improved and is now fully insulated and boarded, complete with lighting and a pull-down ladder, providing excellent additional storage.

In brief, the accommodation comprises: entrance hallway, a spacious lounge, and a newly fitted kitchen to the ground floor. To the first floor, there are two well-proportioned double bedrooms and a bathroom. Externally, the rear garden is mainly laid to lawn and offers a great space for children, pets, or future landscaping projects. Further gardens sit to the front, alongside a driveway extending down the side of the property providing ample off-road parking.

NO ONWARD CHAIN.

KEY FEATURES

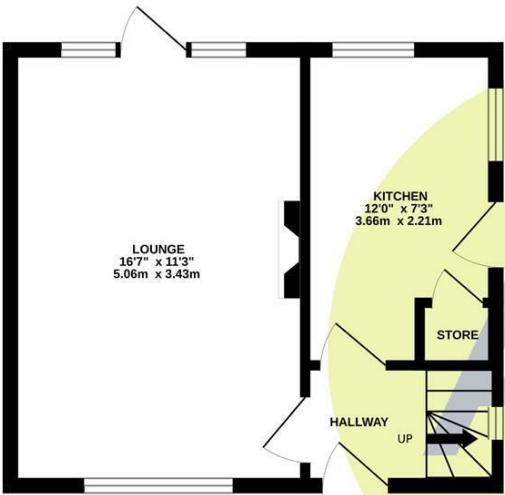
- Two well-proportioned double bedrooms
- Gas fired combination boiler
- Insulated and boarded loft with lighting
- Driveway to the front and side
- Newly fitted kitchen and full re-wire
- Double glazing throughout (except lounge)
- Spacious lounge and good-sized rear garden
- Close to Metrolink and M60/M56 motorway



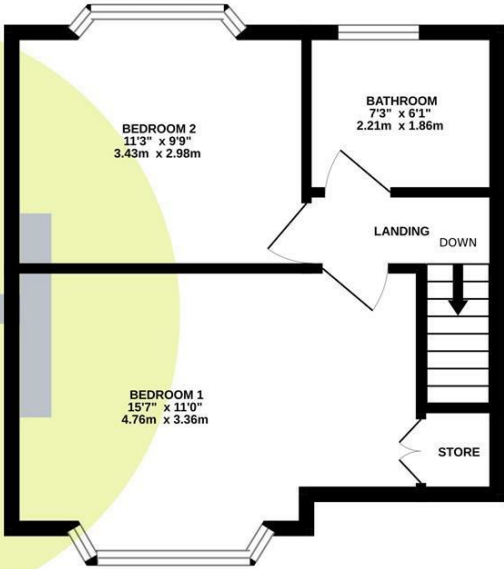




GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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		