



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



**29 OULTON AVENUE, M33 2NB**  
**£350,000**



3



1



2





## DESCRIPTION

A REALISTICALLY PRICED TRADITIONAL THREE BEDROOM SEMI-DETACHED WHICH FORMS PART OF A HIGHLY SOUGHT AFTER AND CONVENIENT LOCATION CLOSE TO TRANSPORT LINKS .BENEFITS INCLUDE A LARGE GARDEN, DETACHED GARAGE AND OFF ROAD PARKING.

This superb family home boasts huge development potential with ample space to extend to both the ground and first floor as many of the neighbouring properties have already done.

Forming part of a popular and quiet Cul-De-Sac location close to excellent local schools and within easy reach of the M60 motorway network and the Metrolink at Dane Road.

In brief the accommodation comprises: open entrance porch, entrance hallway, lounge with bay window, dining room, morning room and kitchen all to the ground floor. To the first floor there are three bedrooms, bathroom and separate WC. Externally to the rear there is a sizeable garden which is mainly laid to lawn with an initial patio area. To the front there are further walled gardens and a driveway providing off road parking which leads down the side of the property to the detached single garage.

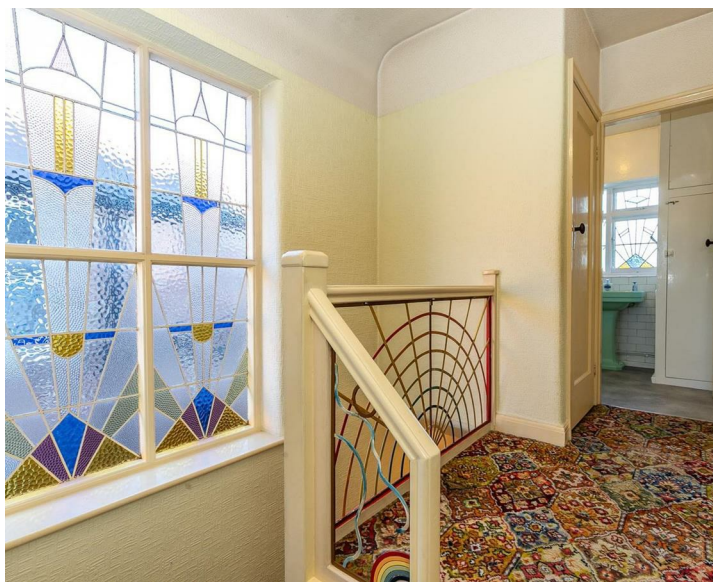
NO ONWARD CHAIN. Freehold.

## KEY FEATURES

- Traditional bay fronted semi-detached
- Close to excellent transport links
- Ample potential to extend
- Two spacious reception rooms
- Forming part of a quiet Cul-De-Sac location
- Sizeable rear garden and detached garage
- Driveway providing off road parking
- No onward chain





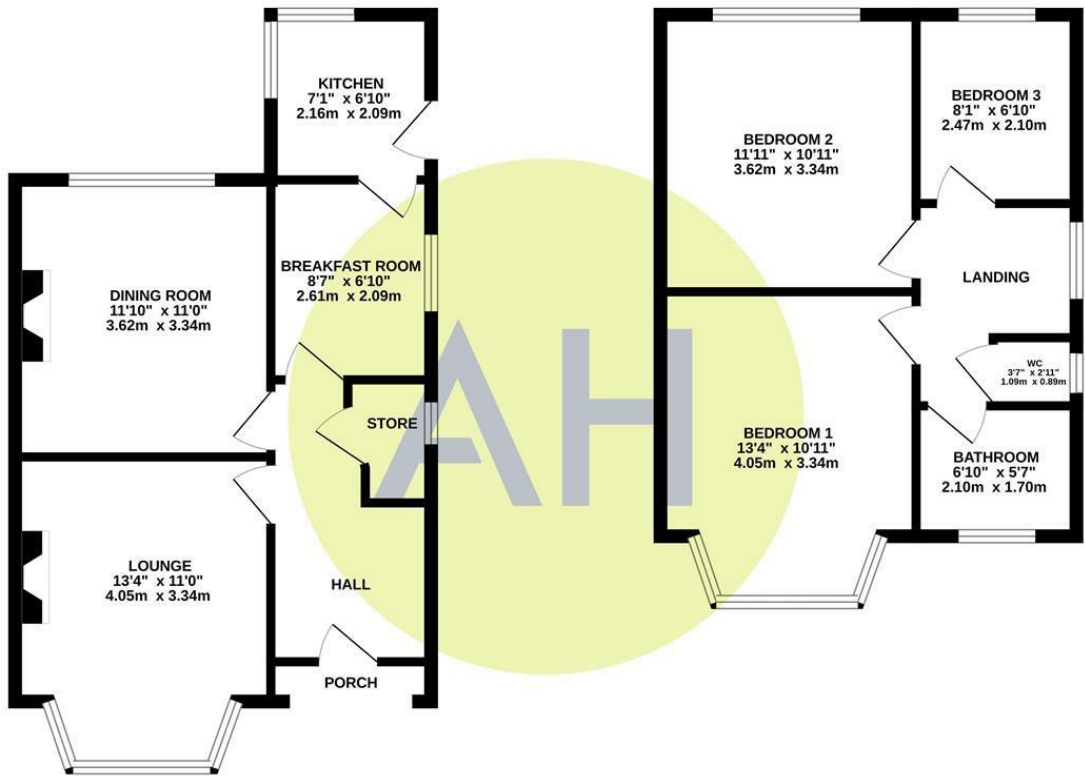






GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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 <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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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.