



ASHWORTH HOLME
Sales · Lettings · Property Management



6 MONMOUTH AVENUE, M33 5QL
£400,000



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DESCRIPTION

A FANTASTIC OPPORTUNITY TO PURCHASE THIS COMPETITIVELY PRICED AND MUCH LARGER THAN AVERAGE THREE BEDROOM SEMI-DETACHED WHICH OFFERS OVER 1000-SQFT OF LIVING SPACE ARRANGED OVER TWO FLOORS AND FORMS PART OF A HIGHLY SOUGHT AFTER CUL-DE-SAC JUST A MOMENTS WALK FROM ASHTON-ON-MERSEY VILLAGE.

This well maintained family home has recently been re-wired and is being sold with NO ONWARD CHAIN. Benefits include well proportioned rooms throughout, a large private rear garden, further gardens to the front, long driveway to the side and a detached single garage.

The property forms part of Monmouth Avenue a much sought after Cul-De-Sac just off Ashton Lane which puts the property with a moments walk of Ashton-on-Mersey Village and within easy reach of Sale Town Centre. This enviable location also means the property falls within the catchment area of the outstanding local schools Trafford is renowned for including Wellfield School and St Mary's CofE Primary School.

Viewings are highly recommend in order to appreciate all this fantastic home has to offer.

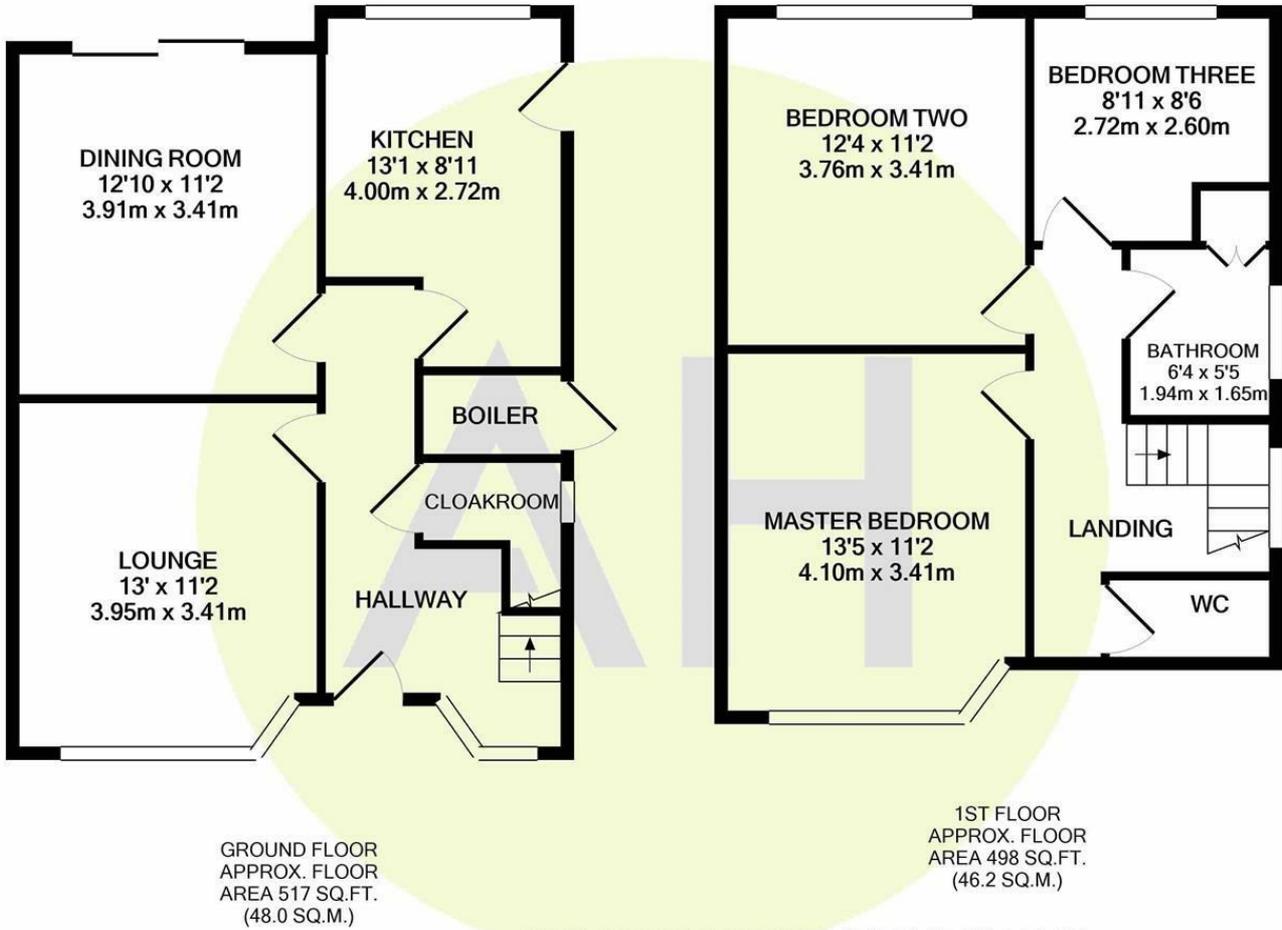
FREEHOLD.

KEY FEATURES

- Larger then average three bed semi-detached
- Sought after Cul-De-Sac location
- Recently re-wired throughout
- Single garage and driveway
- Over 1000-SqFt of living space
- A moments walk from Ashton Village
- Private rear garden
- No onward chain







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 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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