



Ashbrook Avenue, Manchester, M34

£330,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

Located in a lovely residential and much sought after location is this very well presented three bedroom detached home which has been cleverly improved and extended by the current owners. With local amenities close by including shops and well regarded schools plus excellent transport links to

Key features:

- Semi Detached
- Extended
- Conservatory
- Beautiful Gardens
- Hot Tub
- Well Presented
- Highly Recommended

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band D (£1744.56 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



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To the ground floor the accommodation comprises of entrance hallway with laminate flooring, contemporary radiator, lounge with wood burner through to dining room and onward to a conservatory with a glass roof. The kitchen features high gloss units in cream with contrasting worktops and breakfast bar, integrated double oven, hob, microwave, integrated fridge freezer, integrated dish washer, washing machine and dryer, contemporary radiator and entrance door to garage. There is also under floor heating in the kitchen.

To the first floor there are three bedrooms; two with a comprehensive range of fitted furniture plus a family bathroom with tile effect floor, leaded double glazed window, wash hand basin, W.C., panel bath with shower. To the front there are two lawned areas that are separated by a block paved drive way which leads to the attached brick garage. The garage door is electrical. Brick front wall, gated and gated access.

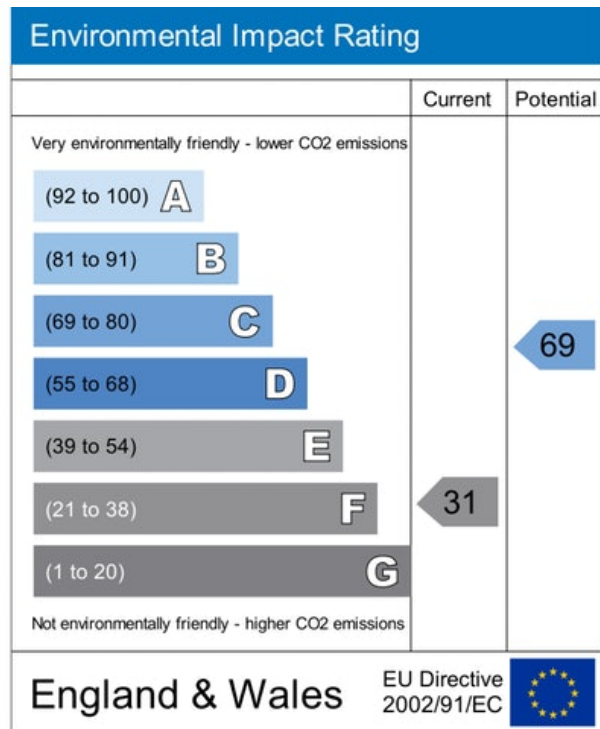
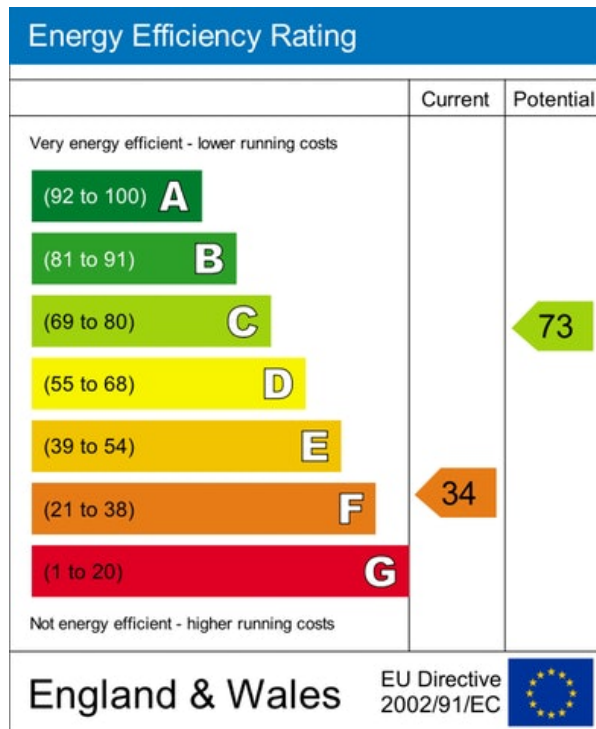
To the rear there is a block paved patio leading from the breakfast kitchen with ample room for seating. Steps lead to an elevated lawn with mature borders to the rears. There is an elevated decked patio with which lends itself beautifully to a much loved hot tub to relax in. In addition there is a lovely log cabin with lighting, water and power giving and additional area with many potential uses.

Viewing of this fantastic family home is Highly Recommended.

Floor plan:

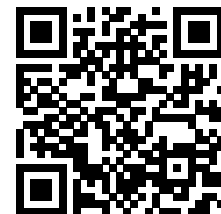


Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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