















Independent Estate Agents Cardwells Est. 1982

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ASH TREE ROAD, MANCHESTER, M8 5TA



- Semi Detached Family Home
- Enclosed Rear Garden
- Garage
- Two Reception Rooms
- Three Double Bedrooms
- Modern Bathroom
- Close to Local Amenities
- Early Viewing advised







£335,000

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Incorporating: Wright Dickson & Catlow. WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Cardwell's Estate Agents are delighted to present to the market this exceptional three-bedroom semi-detached family home, offering a wonderful blend of character, space and modern living. Beautifully maintained and tastefully decorated throughout, this stunning property showcases a wealth of original period features, including high ceilings and generously proportioned rooms, creating a bright and welcoming atmosphere from the moment you step inside. Upon entering the property, you are greeted by an impressive entrance hallway that immediately sets the tone for the quality and charm found throughout the home. The spacious lounge provides an elegant yet comfortable living space, featuring ample natural light and plenty of room for relaxation and entertaining. Adjacent to the lounge, the formal dining room offers the perfect setting for family meals, dinner parties and special occasions, with its generous proportions enhancing the home's sense of space. To the rear of the property, the well-appointed kitchen/diner serves as the heart of the home. Thoughtfully designed with both practicality and style in mind, this versatile space offers ample storage, worktop space and room for casual dining, making it ideal for modern family living. The first floor boasts three well-sized double bedrooms, each offering comfortable accommodation with plenty of space for furnishings and storage. The bedrooms are beautifully presented and provide flexible living arrangements for growing families, professionals or those working from home. Completing the accommodation is a contemporary family bathroom, finished to a high standard with modern fixtures and fittings. Externally, the property continues to impress. The beautifully landscaped rear garden provides a wonderful outdoor retreat, perfect for relaxing, entertaining guests or enjoying family time during the warmer months. A detached garage offers valuable storage or workshop space, while double gates provide secure off-road parking, a highly sought-after feature for properties of this style. Ideally situated close to a range of local amenities, reputable schools and excellent transport links, the property also benefits from being just a short drive from Manchester city centre, making it an excellent choice for commuters and families alike. Combining period charm, spacious accommodation and superb outdoor space, this outstanding home must be viewed in person to be fully appreciated. Early viewing is highly recommended to avoid disappointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Radiator. Ceiling light point. Stairs to first floor.

Lounge 16' 1" x 11' 10" (4.90m x 3.60m) UPVC double glazed window. Radiator. Feature electric fire and surround. Ceiling light point.

Dining Room 16' 2" x 9' 11" (4.93m x 3.03m) UPVC double glazed window. Radiator. Ceiling light point. Feature gas fire and surround.

Kitchen/Diner 18' 7" x 8' 10" (5.67m x 2.68m) UPVC double glazed window. Composite stable door. Radiator. Spotlighting. A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Space for cooker. Understairs storage.

First Floor Landing

Bedroom 1 15' 5" x 13' 1" (4.71m x 3.98m) UPVC double glazed window. Radiator. Two ceiling light points. Feature fire place.

Bedroom 2 14' 0" x 9' 11" (4.26m x 3.03m) UPVC double glazed window. Radiator. Ceiling light point. Feature fire place.

Bedroom 3 10' 11" x 9' 1" (3.32m x 2.77m) UPVC double glazed window. Radiator. Spotlighting. Feature fireplace.

Bathroom 6' 6" x 6' 0" (1.97m x 1.82m) UPVC double glazed window. Radiator. Roll top bath with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Spotlighting.

Externally Gated and garden fronted with mature trees and shrubbery to the front and side. To the rear a landscaped garden with laid to lawn garden and patio area. Gates lead to a garage and double gates lead to the side road, this area is artificial grass but could be used for off road parking.

Tenure Cardwells Estate Agents Bury pre marketing research indicates that the property is Freehold. Any interested parties will need to seek clarification from a solicitor.

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Council Tax The property is B rated which is at an approximate annual cost of £1,798 (at the time of writing).

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd"















