



**2 SLEDMOOR ROAD, M23 0NU**  
**£235,000**





## DESCRIPTION

**\*\*WATCH OUR VIDEO TOUR\*\*** A SPACIOUS AND BEAUTIFULLY PRESENTED 1126 SQFT FOUR BEDROOM SEMI-DETACHED BOASTING ACCOMMODATION ARRANGED OVER THREE FLOORS THAT OCCUPIES A LARGE CORNER GARDEN PLOT AND FORMS PART OF A HIGHLY CONVENIENT LOCATION JUST A MOMENTS WALK FROM THE METROLINK AND WITHIN EASY REACH OF THE MOTORWAY NETWORK. This superb and well priced family home benefits from an open plan dining kitchen, master bedroom with modern fitted wardrobes, ample off road parking and gardens to both the front and rear. Further benefits include a detached single garage complete with new roof/door and a large living room with dual aspect windows, attractive gas fire and bespoke alcove units. Warmed by double glazing and gas central heating courtesy of a Vaillant condensing boiler. In brief the accommodation comprises: Entrance hallway, dining kitchen with double doors providing garden access and a spacious living room. To the first floor there are three bedrooms and a family bathroom. To the second floor there the loft has been officially converted to form a fourth well proportioned bedroom with skylight windows. Externally to the rear the garden is mainly laid to lawn with an initial patio area. To the front there are further garden laid to lawn and a large gated driveway providing ample off road parking and access to the detached garage. Please note this well maintained property had a replacement roof in 2020 complete with a 10 year workmanship guarantee. FREEHOLD.

## KEY FEATURES

- Four bedroom semi-detached
- Just a moments walk from the Metrolink
- Large corner garden plot
- Dining kitchen
- Presented to an excellent standard
- Replacement roof to main house & garage
- Fully converted loft
- Freehold





'A fantastic opportunity to purchase this beautifully presented and spacious four bedroom semi-detached which forms part of a highly convenient location'

## DIMENSIONS

### Ground Floor

Entrance Hallway

Lounge

19'7" x 10'9" (5.98 x 3.30 )

Dining Kitchen

19'7" x 8'9" (5.98 x 2.69)

### First Floor

Landing

Bedroom One

12'5" x 10'9" (3.79 x 3.28 )

Bedroom Two

10'11" x 8'7" (3.33 x 2.62)

Bedroom Three

11'9" x 8'9" (3.59 x 2.69)

Family Bathroom

8'9" x 5'5" (2.69 x 1.66 )

### Second Floor

Bedroom Four

23'11" x 9'9" (7.31 x 2.98 )

Externally

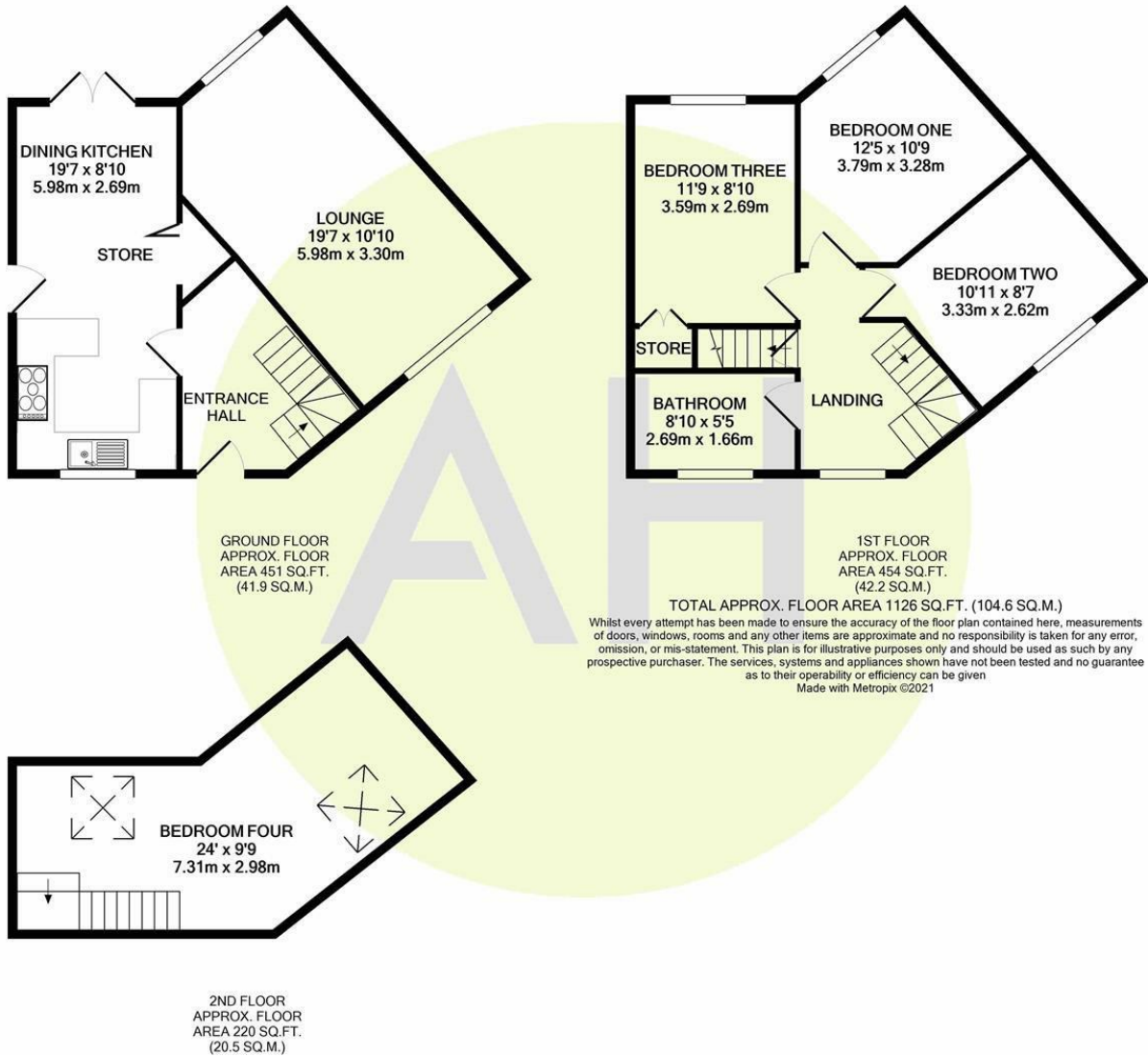
Rear Garden

Front Garden

Driveway

Detached Garage





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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	61	80

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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