



ASHWORTH HOLME
The Fixed Fee Estate Agents



£675,000

DESCRIPTION

AH

49 WILFORD AVENUE M33 3TH

£675,000

AN EXCITING AND TRULY RARE OPPORTUNITY TO PURCHASE THIS 1652 SQFT SEMI-DETACHED FEATUREING A 200FT REAR GARDEN, BREATHTAKING OPEN PLAN DINING KITCHEN, STUNNING ORANGERY, MASTER BEDROOM WITH BALCONY AND A HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION. This highly impressive three double bedroom semi-detached occupies a substantial plot with large, established and private gardens to both the front and rear. The property would make for an ideal family home and ticks all the boxes of the discerning purchaser with its combination of traditional reception rooms and modern open plan living spaces. Since taking ownership of the property the current Vendors have transformed the accommodation into one of the most impressive homes we have seen in recent times, one which must be viewed to be fully appreciated! The improvement works include a large ground floor extension which has made way for the contemporary open plan dining kitchen which opens into the recently constructed orangery enjoying long reaching views of the rear gardens. Situated on Wilford Avenue a quiet Cul-De-Sac which puts the property within the catchment area for both Brooklands Primary School and Ashton-on-Mersey Secondary School. In brief the accommodation comprises: Open entrance porch constructed in oak, entrance hallway, downstairs WC, lounge with bay window and wood burning stove, extended family living room, open plan dining kitchen which has been fitted with quality units, granite work surfaces and incorporates integral appliances. The kitchen is open to the orangery complete with lantern roof. To the first floor there are three bedroom bedroom the master giving access to a balcony and the second double being serviced by an en-suite shower room. There is also an outstanding family bathroom. Externally to the rear there is a 200Ft established garden which is mainly laid to lawn with an initial patio area. To the front there are further gardens and a large driveway.



KEY FEATURES



- Three double bedroom semi-detached
- Presented to the very highest of standards
- Contemporary open plan dining kitchen
- Established and private 200Ft rear garden
- Forming part of a sought after Cul-De-Sac
- Catchment area for outstanding schools
- Master bedroom with balcony
- Recently constructed orangery



KEY FEATURES

AH



A superb opportunity to acquire this outstanding three double bedroom semi-detached which forms part of a highly sought after location within the catchment area for the highly regarded schools Trafford is renowned for including Ashton-on-Mersey Secondary School and the ever popular Brooklands Primary School.



Ground Floor

Open Porch

Hallway

WC

Living Room

23'0" x 11'5"

Lounge

13'5" x 11'5"

Dining Kitchen

17'1" x 26'2"

Orangery

15'5" x 10'8"

First Floor

Landing

Bedroom One

13'0" x 11'5"

Balcony

Bedroom Two

13'9" x 11'6"

Bedroom Three

15'11" x 9'0"

En-Suite

2'6" " 2'4"

Family Bathroom

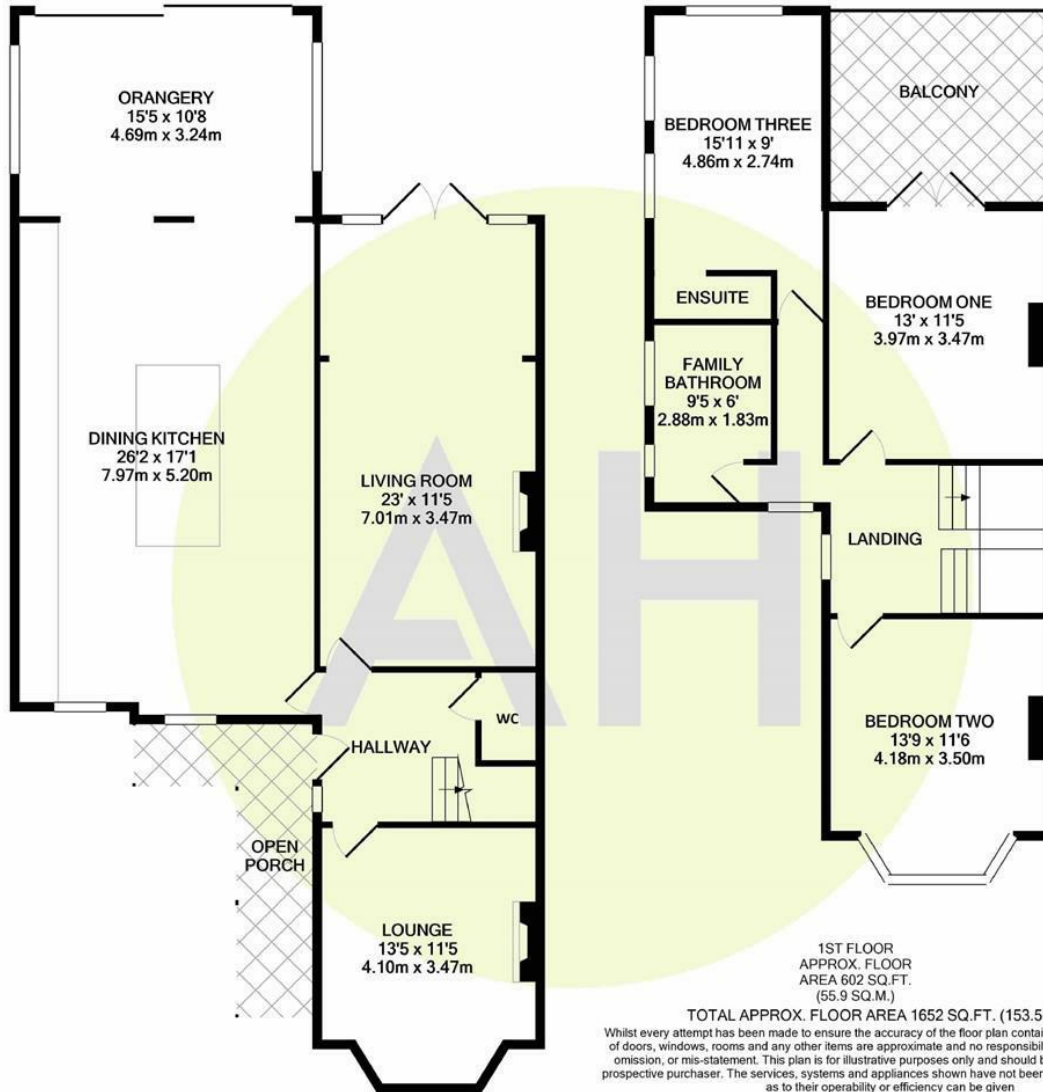
9'5" x 6'0"

Externally



LOCATION

Sale is a vibrant town, having a good choice of local stores with both Tesco and Sainsbury's represented along with M&S Food. There are a good number of restaurants and eateries within walking distance and many more a short drive away. The M60 Manchester orbital motorway passes conveniently along the northern boundary of the town and a number of nearby junctions provide easy access to the remainder of the North West Motorway Network. The Trafford Centre with Selfridges, Debenhams, John Lewis and Marks & Spencer, along with a huge variety of clothing and other stores with its Multiplex Cinema Complex, is within easy reach. Manchester City Centre with its regional facilities including theatre and arts, as well as specialist shopping is also close by as is Manchester International Airport with its many worldwide direct connections. Trafford MBC is well known for its excellent education facilities and there are several good schools situated nearby.



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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