



47 WESTBURY AVENUE, M33 4WQ
£850 PER CALENDAR MONTH



DESCRIPTION

A RECENTLY UPDATED TWO DOUBLE BEDROOM SEMI DETACHED COMPLETE WITH DRIVEWAY, PRIVATE REAR GARDEN AND LARGE A CONSERVATORY. Situated in a sought after location within easy reach of transport links and just a short distance from the centre of both Sale and Altrincham. Warmed by gas central heating and double glazing throughout. In brief the accommodation comprises: Entrance porch, spacious living room, fitted breakfast kitchen and a large conservatory which gives access to the private rear gardens. To the first floor there are two well proportioned double bedrooms and a bathroom which has been fitted with a white suite. Externally to the rear the garden is mainly laid to lawn with mature trees and a panelled fence providing privacy from surrounding properties. To the side there is a patio area ideal for dining during the summer months. To the front there are further gardens and a driveway providing off road parking. SORRY NO PETS OR SMOKERS. AVAILABLE NOW. PART FURNISHED. £100 holding fee is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme. All deposits are lodged with the 'Deposit Protection Service'.

KEY FEATURES

- Two double bedroom semi detached
- Large conservatory
- Highly sought after location
- Recently updated throughout
- Gardens to the front and rear
- Available now





DIMENSIONS

Ground Floor

Entrance Porch

Living Room
17'6" x 12'10" (5.33 x 3.91)

Kitchen
12'10" x 8'11" (3.91 x 2.72)

Conservatory
13'11" x 11'11" (4.24 x 3.63)

First Floor

Landing

Bedroom One

12'11" x 12'1" (3.94 x 3.68)

Bedroom Two

12'10" x 9'0" (3.91 x 2.74)

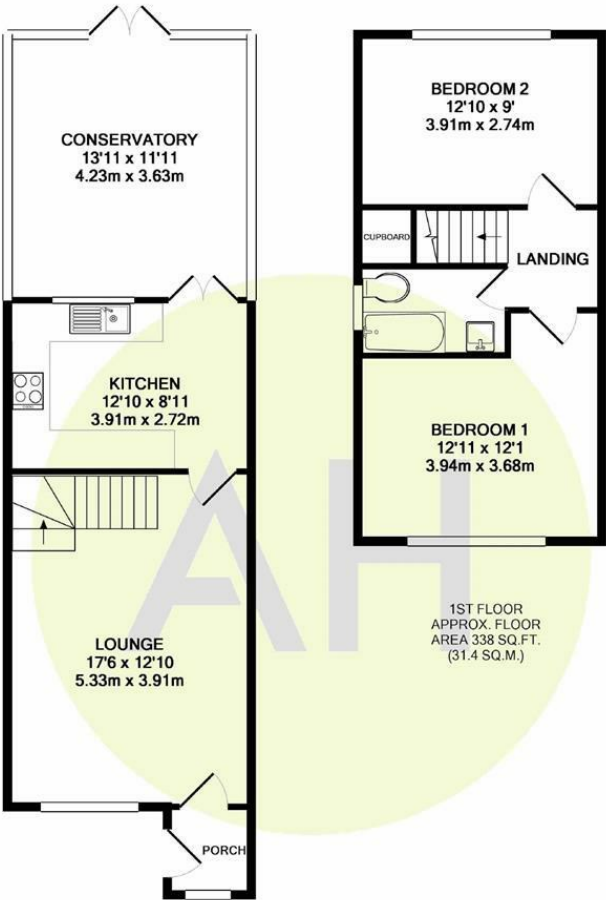
Bathroom

Externally

Rear Garden

Front Garden

Driveway



GROUND FLOOR
APPROX. FLOOR
AREA 535 SQ.FT.
(49.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 873 SQ.FT. (81.1 SQ.M.)

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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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.