



99 Haslington Road  
Ashway Park M22 5HT  
£215,000

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# 99 Haslington Road

## Ashway Park M22 5HT

£215,000

Located on the ever-popular Ashway Park development, this mid-terraced house on Haslington Road is certain to appeal to first time and investor purchasers in particular.

The property is available with no onward chain. The house has been priced to sell and to reflect the fact that it requires cosmetic updating and improvement.

An entrance hall leads to a well-proportioned living room, with storage beneath the stairs. Internal double doors open to dining kitchen, which has patio doors to the garden. Upstairs are two bedrooms and a bathroom with white suite.

The house stands behind a driveway which provides off road parking space. To the rear is an enclosed garden with lawn and decorative borders.

The location offers easy access to local amenities and transport links: The Metrolink tram stop on Simonsway is at the entrance to the development, making it an ideal choice for commuters and families alike.

This is an excellent opportunity and one which will not be available for long: An early viewing is advised.

Tenure: Freehold  
Council Tax: Manchester C

- Gas Central Heating
- PVCU Double Glazing
- Cosmetic Improvement Required
- Two Bedrooms
- Living Room
- Dining Kitchen
- Bathroom
- Driveway
- Garden
- No Onward Chain

Entrance Hallway

Living Room  
14'8 x 12'11 red to 8'10

Dining Kitchen  
9'1 x 12'11

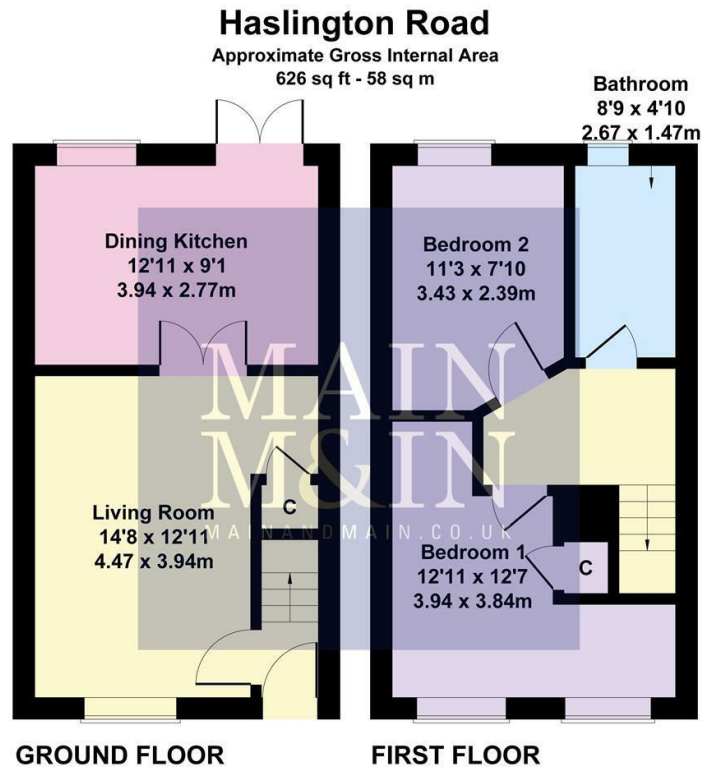
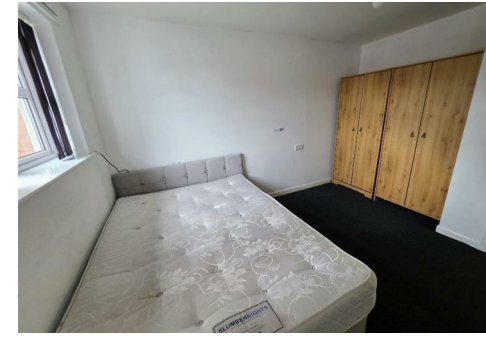
First Floor Landing

Bedroom One  
12'7 max x 12'11 max  
(L-shaped)

Bedroom Two  
11'3 max x 7'10 max

Bathroom  
8'9 x 4'10

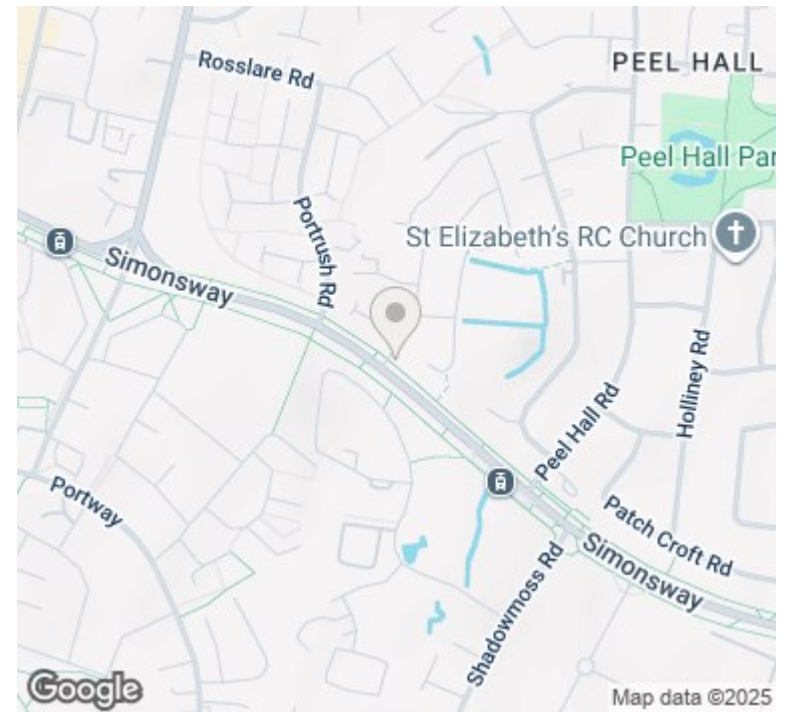
Externally  
Driveway to the front.  
Enclosed lawned garden to the rear.



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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Company Registration No. 5615498