



81 Haslington Road
Ashway Park, Peel Hall M22 5HT
£270,000





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Well-positioned towards the edge of the ever-popular Ashway Park development, this particularly well-presented modern semi-detached house will undoubtedly attract a wide range of buyers, including first-time and investment purchasers.

The accommodation comprises: Entrance vestibule, a spacious living room with storage, a recently re-fitted dining kitchen with patio doors to the rear garden and a superb covered bar/storage area which is situated alongside the house. To the first floor are two bedrooms, the master with fitted wardrobes. There is a bathroom with white suite and a shower above the bath.

A driveway provides off road parking space alongside a garden area to the front. The rear garden is laid to lawn with seating area, decorative borders and the aforementioned bar/store. The garden enjoys a good degree of privacy as it is not directly overlooked from the rear.

The property is particularly well-positioned for access to amenities and it is within easy reach of transport networks including the Metrolink tram (station at the entrance to the development), M56/M60 motorways and rail stations.

We strongly recommend an early internal inspection in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Stylish Modern Home
- Re-fitted Dining Kitchen
- Spacious Living Room
- Two Double Bedrooms
- Fitted Bathroom
- Driveway
- Gardens
- Feature Bar/Store Room

Entrance Hallway

Living Room
14'7" x 12'11" red to 9'8"

Dining Kitchen
9'1" x 12'11"

First Floor Landing

Bedroom One
10'6" x 12'11" max
Fitted wardrobes and cupboard.

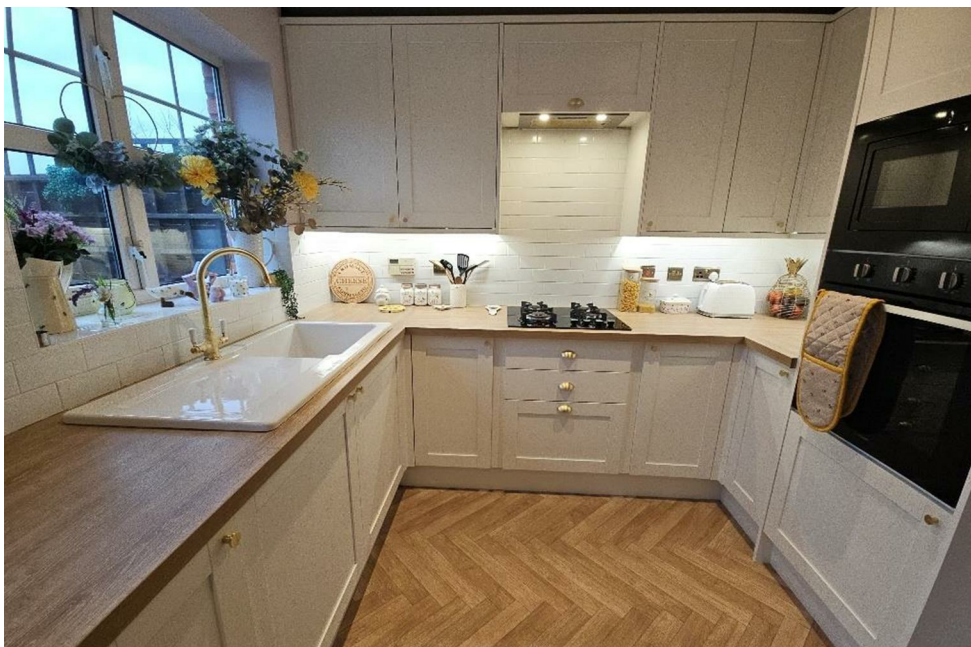
Bedroom Two
11'2" x 7'10"

Bathroom
8'9" x 4'10"

Externally
Driveway to the front with garden alongside.
Enclosed garden to the rear with lawn and seating area.

Covered Bar/Store
22'7" x 6'10" max

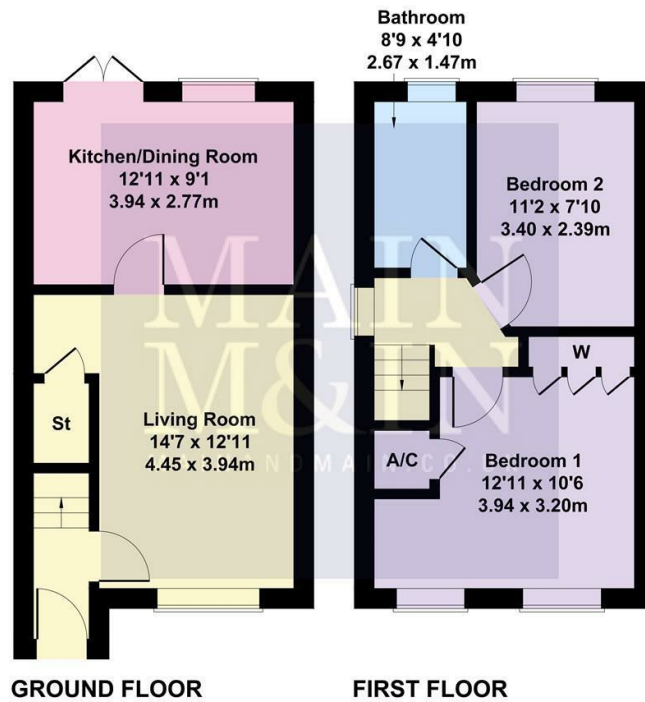
Tenure: Freehold
Council Tax: Manchester C





Haslington Road

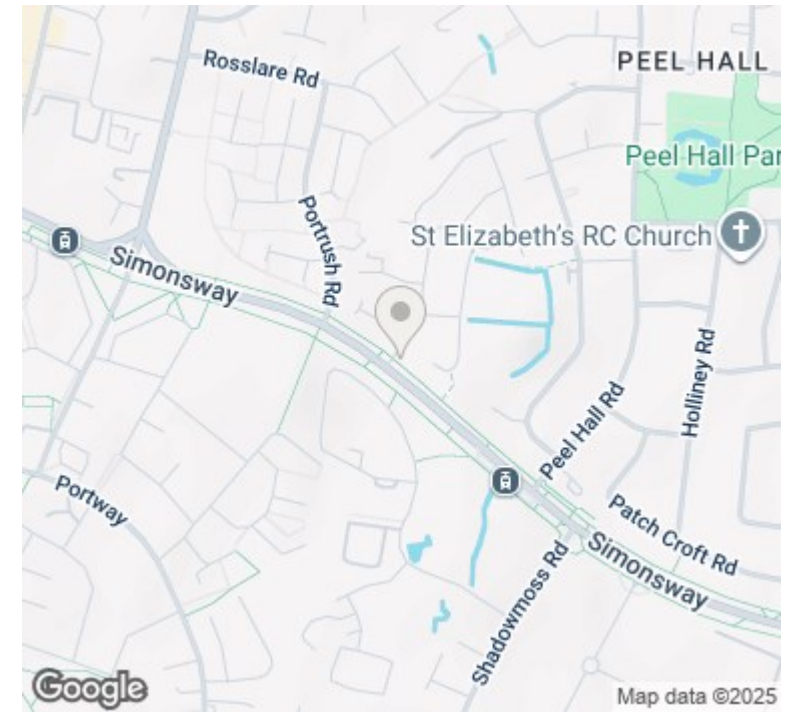
Approximate Gross Internal Area
631 sq ft - 59 sq m



Not to Scale. Produced by The Plan Portal 2024
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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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