



9 Chiseldon Avenue  
Ashway Park, Peel Hall M22 5HW  
O.I.R.O £285,000



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# 9 Chiseldon Avenue

## Ashway Park, Peel Hall M22 5WR.O £285,000

Beautifully-presented throughout, this stylish semi-detached home is a "must-see" home. The property forms part of the ever-popular 'Ashway Park' development which is well-placed for access to amenities, transport networks and schools.

An entrance hallway leads to a well-appointed living room which leads through to a fitted dining kitchen. This leads on to a spacious conservatory which overlooks the garden.

To the first floor is a large principal bedroom with dressing area. There is a second bedroom to the rear of the house and a bathroom which is fitted with a white suite, with shower above the bath.

The house stands behind an attractive garden area, with a driveway providing off road parking space alongside the property. A pedestrian gate gives access to the enclosed rear garden: There is a seating area, lawn and decorative borders.

This is a most appealing home which warrants an early internal inspection in order to avoid disappointment. These homes are always sought-after and this is a particularly good example.

Tenure: Freehold  
Council Tax: Manchester C

- Two Bedrooms
- Spacious Living Room
- Fitted Dining Kitchen
- Conservatory
- Bathroom with White Suite
- Gas Central Heating
- PVCU Double Glazing
- Driveway
- Gardens
- Popular Development

Entrance Hallway

Living Room  
14'7 max x 12'11 max

Dining Kitchen  
9'1 x 12'11

Conservatory  
7'6 x 10'7

First Floor Landing

Bedroom One  
12'7 red to 10'6 x 12'10 red to 9'9  
With dressing area and storage cupboard.

Bedroom Two  
11'2 max x 7'10 max

Bathroom  
8'8 x 4'8

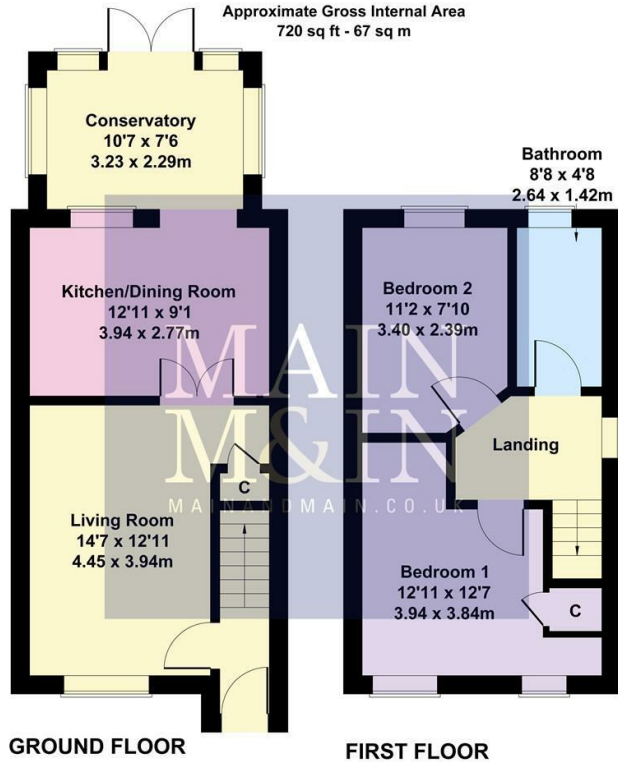
Externally  
Garden to the front with driveway alongside, with gate to side.  
Enclosed garden to the rear with seating area and lawn.





**Chiseldon Avenue**

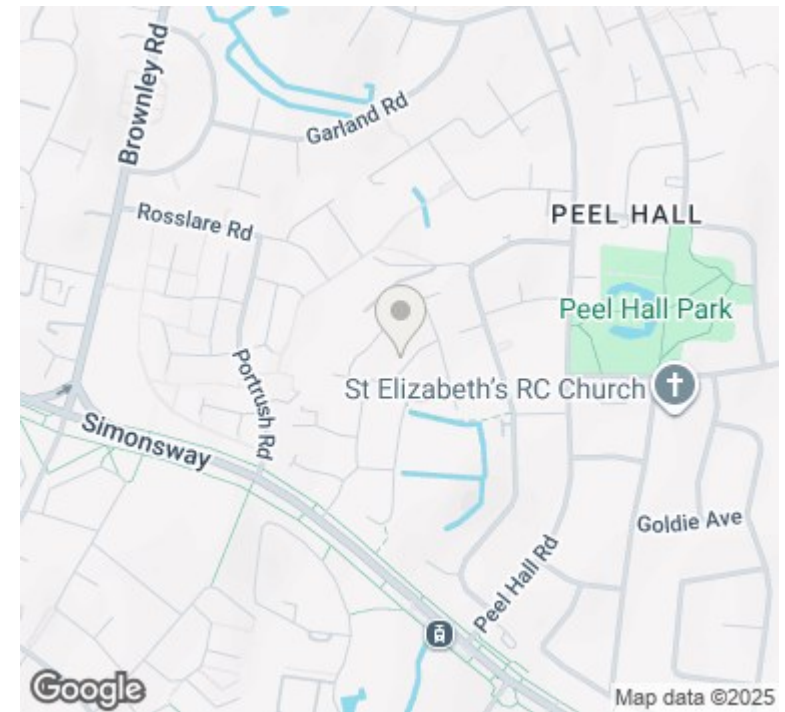
Approximate Gross Internal Area  
720 sq ft - 67 sq m



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.

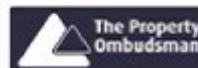
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <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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