



8 Ashwell Road
Baguley M23 1AL
Offers Over £400,000

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8 Ashwell Road Baguley M23 1AL

Offers Over £400,000

This significantly improved, extended semi-detached house is presented to an excellent standard throughout - A true 'turn-key' home.

The property comprises: Entrance porch, entrance hallway, living room with feature fireplace, bay window and double doors opening on to the central dining kitchen which is certain to impress. The kitchen area is fitted with stylish contemporary units with range of integrated appliances and breakfast bar. The dining area has doors leading on to the conservatory which overlooks the garden. There is also a large utility room/laundry, again with doors to the garden.

Also to the ground floor is a spacious guest bedroom with panelled walls, built-in storage and a superb en-suite wet room, with shower, WC and roof window. The versatility of this arrangement could suit those with extended families in particular.

A turning staircase leads up to the landing and the three well-proportioned bedrooms. A refitted luxury bathroom boasts a free-standing bath and separate shower enclosure.

The house stands behind a wide block-paved driveway which provides off road parking space for three vehicles. To the rear is an enclosed garden with well-stocked borders, lawn and seating areas.

The house forms part of a well-regarded residential development which is well-placed for access to amenities, transport networks and schools.

This is an immaculate home which simply must be seen.



- Superb Presentation
- Fully Refurbished
- Stylish Modern Dining Kitchen & Utility Room
- Conservatory
- Four Bedrooms
- Two Luxury Bathrooms
- Wide Block Paved Driveway
- Attractive Gardens
- Sought-After Position
- Viewing Essential

Entrance Porch

Entrance Hallway
12'1" x 5'3"

Living Room
15'5" into bay x 10'11"

Dining Kitchen
19'10" x 10'3" red to 8'10"

Utility Room
14'0 red to 8'5 x 11'8 max

Conservatory
14'0" max x 11'4"

Bedroom Four (Ground Floor)
13'11 x 11'6

En-Suite Shower Room/WC
5'0 x 7'5

First Floor Landing

Bedroom One
13'6" x 11'0" red 10'1"

Bedroom Two
10'4" x 9'2"

Bedroom Three
9'9" red to 9'1" x 8'10"

Bathroom
10'3" x 5'5"

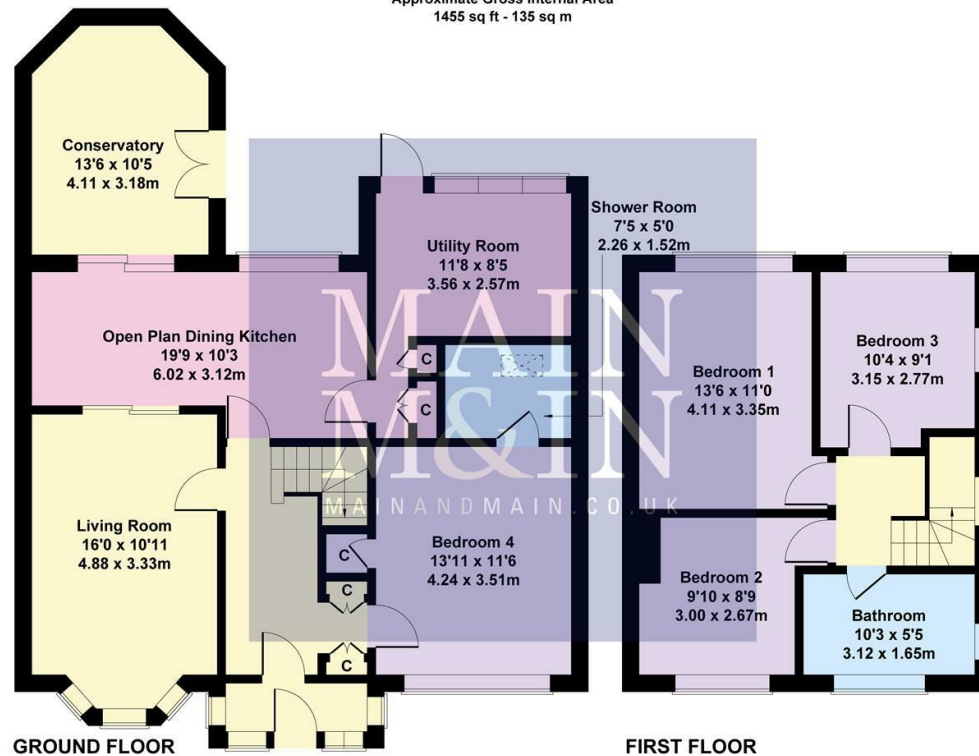
Externally
Wide block-paved driveway to the front.
Enclosed garden to the rear with seating area, decorative borders and lawn.

Tenure: Freehold
Council Tax: Manchester C

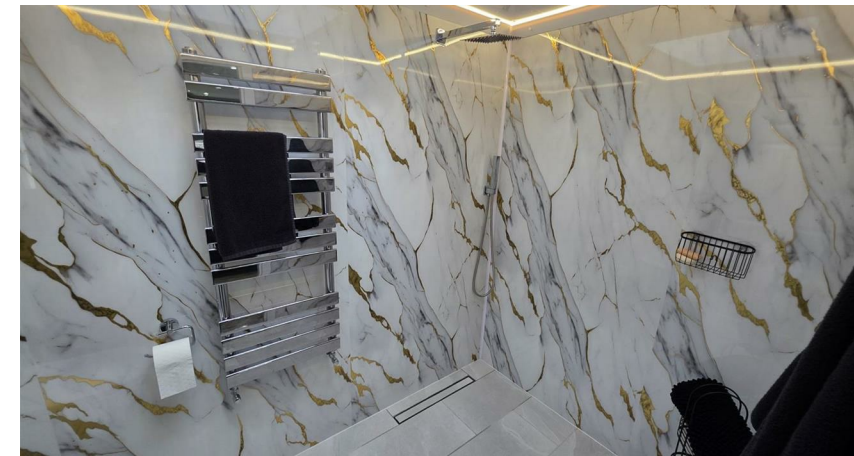


Ashwell Road

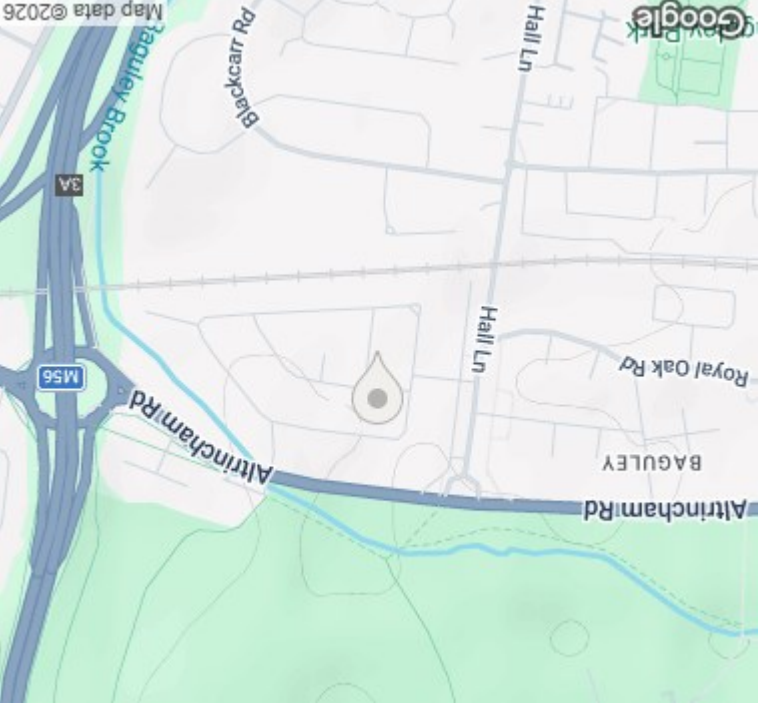
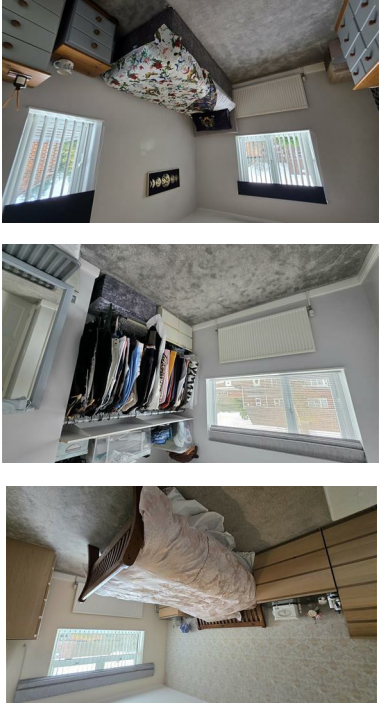
Approximate Gross Internal Area
1455 sq ft - 135 sq m



Not to Scale. Produced by The Plan Portal 2026
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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	
EU Directive 2002/91/EC	82
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency	C (69-80)
Below average energy efficiency	D (55-68)
Below average energy efficiency	E (39-54)
Below average energy efficiency	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	A (92 plus)
Environmentally friendly	B (81-91)
Decent environmental credentials	C (69-80)
Below average environmental credentials	D (55-68)
Below average environmental credentials	E (39-54)
Below average environmental credentials	F (21-38)
Not environmentally friendly - higher CO ₂ emissions	G (1-20)

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