



9 Hockenhull Close
Ashway Park M22 5TF
£260,000

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9 Hockenhull Close

Ashway Park M22 5TF

£260,000

Located at the end of a small cul-de-sac on the ever-popular Ashway Park development, this end of terrace house occupies a well-proportioned garden plot which extends to the side and rear of the house, offering a good degree of privacy.

Ashway Park is located just off Simonsway, with the Metrolink tram station at the entrance to the development. Further transport network connections are readily available, with the M56/M60 motorway network, rail station and Manchester Airport also close by. Plentiful amenities are within easy reach, as are schools for all age groups.

An entrance vestibule leads into a well-proportioned living room. There is a fitted dining kitchen and a conservatory which enjoys views over the garden. To the first floor is a landing with two double bedrooms and a bathroom which is fitted with a white suite.

The property has a good amount of space to the front, with space for off road parking. The rear garden is beautifully-presented, with well-stocked borders and paved seating areas. The garden extends to the side of the side of the property, with gated pedestrian access.

This is a most appealing property which will appeal to first-time and investment purchasers in particular. An early viewing is advised in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Two Bedrooms
- Spacious Living Room
- Fitted Dining Kitchen
- Conservatory
- Off Road Parking Space
- Superb Private Garden
- Cul-de-sac Location
- Viewing Essential

Entrance Vestibule
3'3 x 4'4

Living Room
15'6 x 11'10

Dining Kitchen
9'0 x 11'10

Conservatory
9'6 x 9'6

First Floor Landing

Bedroom One
9'1 x 11'10

Bedroom Two
8'1 red to 7'2 x 11'10

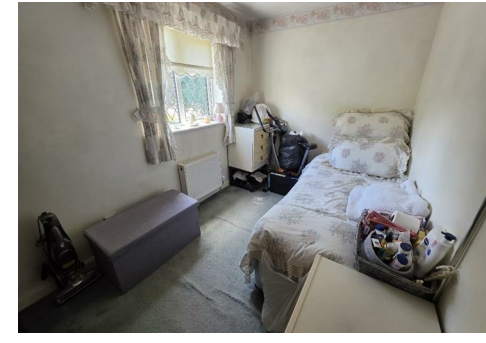
Bathroom
4'7 x 8'9

Externally

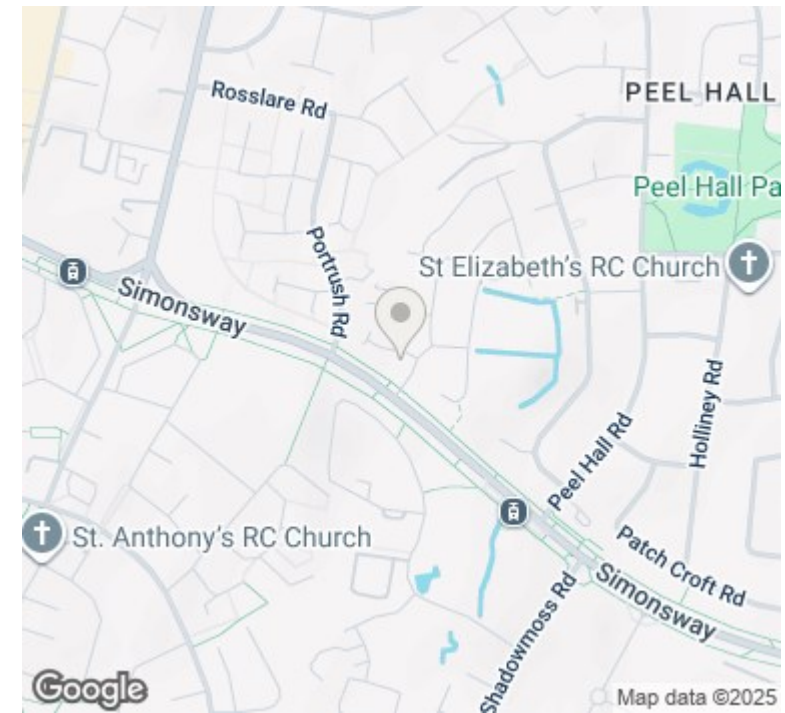
Off road parking to the front with garden alongside. Pedestrian gate giving access to the enclosed rear garden which extends alongside the house.



Tenure: Freehold
Council Tax: Manchester B



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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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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