



20 Ashurst Grove
Radcliffe, Manchester, M26 1UL

Offers In Excess Of
£215,000

Property Features

- 2 Bedroom End Mews For Sale
 - NO UPWARD CHAIN
 - Immaculate throughout
 - Modern décor
 - Not overlooked to the rear
 - Much sought after development
 - Ample off road parking
 - Well manicured gardens to front and rear
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STEP INSIDE 20 ASHURST GROVE

Contemporary semi-rural living can be found on the cusp of Radcliffe, on the ever popular Ashurst Grove.

Push open the UPVC double glazed front door and step into the welcoming entrance hall, leading to all areas on the ground floor. Fitted carpet leads the way through the ground floor to the downstairs w/c lounge and kitchen/diner.

Leading on from the hallway we continue into the contemporary spacious lounge.

After a hearty meal, where better to retire with friends and family, than the nice lounge area where you are greeted with a relaxing sitting area. Adding to the cosiness and charm of this room, the lovely fitted carpet and neutral tones create a warm atmosphere, whilst chatting and socialising amongst friends. Natural light filters through the two double glazed windows and is lit up at night from above. In addition, the room benefits from a TV aerial, phone sockets and radiator. The lounge also features the staircase leading to all rooms on the first floor.

Step into the contemporary kitchen/diner located to the rear of the property. Special features to this lovely kitchen include, a built in electric oven with gas hob and overhead extractor fan, wall and base units with complementary work surfaces, partly tiled walls and fitted vinyl. In addition the room is plumbed for washing machine and there is space for an under counter fridge, chrome sink with tap, double glazed



window with fitted blind and a ceiling light.

The dining area is ideal for family meal times or entertaining friends, with space for a dining room table and chairs and there also a convenient storage cupboard. French doors lead out onto the rear garden, ideal for those long summer days enjoying the beautiful views.

Take the staircase when slumber calls and sinking your feet into the luxury fitted grey carpet, up to the light-filled landing. From here, you are able to access three bedrooms and a the family room.

Packed with storage in the style of white matt units, this principal bedroom has ample space for additional bedroom furnishings. As with the windows on the ground floor, the first floor is bright and airy with natural light bellowing into the rooms. Not ready to for sleep just yet, why not watch your favourite TV programme in the comfort of your own bed. In addition, the room has been fitted with the same luxury grey carpet, ceiling light and radiator.

Next door lies the second bedroom, with the same luxury fitted grey carpet and space for wardrobes and drawers. In addition, the rooms offers a double glazed window, ceiling light and radiator.

Freshen up or take a soak in the bath after a long hard day, in the family bathroom located on the first floor. Space to relax in comfort, this lovely bathrooms features a bath overhead shower, wash basin in enclosed vanity unit and w/c. In addition the bathroom also offers, a fitted carpet, radiator, double glazed window with fitted blind, mirror, ceiling light and partly tiled walls.

In the summer months, let the party spill out from the open-plan kitchen/diner and into the rear garden. Marvel at beautiful scenery and where better for barbecues and parties with friends? The garden also gives you access to the side of the property.

Lease Leasehold property



Lease 999 years from 1 January 2000, 977 years remaining.

Ground rent - Unknown

Council tax band - C

EPC (Energy Performance Certificate) rating - awaiting for a new EPC to be done

LOCATION

Enjoy the best of both worlds, so conveniently located from Radcliffe Town centre and within easy reach of Whitefield, Bury and Manchester by rail and road, the A665 and M60 are also easily accessed. Radcliffe Tram stop is only a short distance away with links taking you into Bury and Manchester.

Put on your walking boots and explore the area nearby. As you venture out down road the road, where countryside walks are in sight. Jump onto the canal and enjoy walks leading all the way through Radcliffe and into Stoneclough.

Why not take a walk into the local village Centre? Approx 10 minutes walk away, where you can access a range of facilities, Asda Supermarket, Lidl, Dunelm and for anyone who loves their food, the delicious Armaan, Exquisite Indian Cuisine is just around the corner. If you are wanting a family fun day out why not head down to Radcliffe Market where the to do a bit of shopping, relaxing and unwinding with your friends over a drink and a bite to eat watching the world go by from the riverside.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements