

JULIAN
WADDEN





33 Ashton Street
Woodley
Offers in excess of £250,000



Square Footage: 893
Council Tax Band:
Tenure:
Service Charge:
Sat Nav Directions: SK6 1PB

**** OPEN HOUSE 14/07/18 PLEASE CALL TO BOOK YOUR APPOINTMENT ****

COMPLETELY REFURBISHED & EXTENDED WITH NO CHAIN.

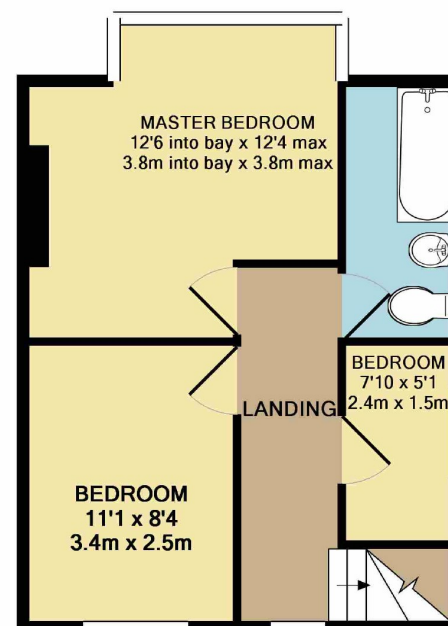
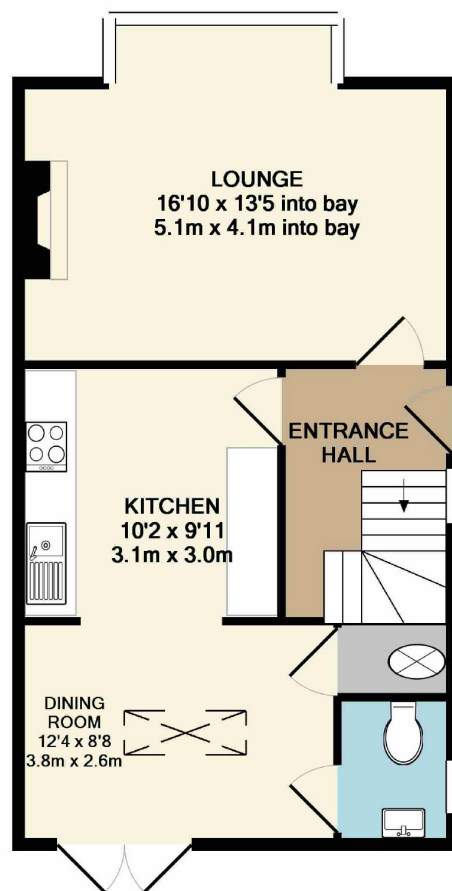
A stunning three bedroom semi detached property finished to an exceptional standard. Offering to the ground floor a large and spacious hallway, a lounge spanning over 16ft in width with a large bay window, the contemporary kitchen offers plenty of storage units and work surface with a induction hob, made open plan with the dining area with large sky light and French doors leading to the rear garden. The extension also offers a storage cupboard and downstairs w/c.

The first floor reveals three bedrooms two of which are doubles. A three piece family bathroom with has also been finished to a superb standard.

Externally the property offers off road parking for two cars with a lawned and enclosed rear garden. Also offering an Indian sandstone patio.

The cul-de-sac location is ideally located within walking distance to Woodley train station with direct access to Manchester. A superb home that must be viewed.





TOTAL APPROX. FLOOR AREA 893 SQ.FT. (82.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.

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The Property Ombudsman