



St Martins Road, Sale, Cheshire, M33

**Offers in excess of:
£560,000**

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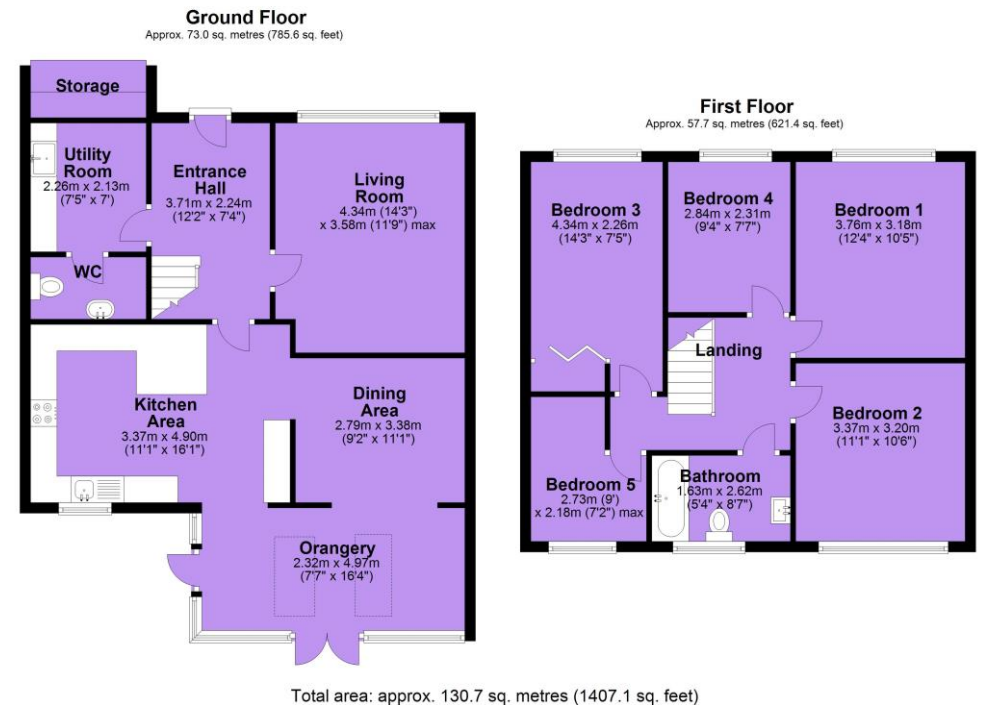
Welcome to this exquisite extended semi-detached home nestled in the heart of Ashton on Mersey Village, Sale. Boasting five bedrooms, an open-plan kitchen diner with an orangery, a separate living room, utility room, downstairs WC, and a modern family bathroom, this property is a perfect blend of contemporary living and traditional charm. Enjoy stunning views over the fields to the rear, along with the convenience of off-road parking and a beautifully landscaped garden.

You approach the property via a driveway providing off road parking for several cars. As you enter the home you're welcomed into a beautifully presented entrance hall fitted with bespoke understairs storage. The bright and airy living room offers an elegant space for relaxing and is lit via a large window to the front elevation. The heart of this home is the open plan kitchen diner. This stunning space offers a fully fitted sleek kitchen with a range of base and eye level units with integral appliances including hot water tap and breakfast bar. Open to both the dining area and orangery, this room seamlessly offers a great space for the full family. There is the added addition of a utility room and downstairs WC.

The first floor is home to FIVE bedrooms, three of which are good size doubles and a modern fitted three piece bathroom suite. The two rear bedrooms offer picturesque views over the fields behind.

Externally to the rear there is a landscaped garden with the majority laid to lawn with raised well stocked flower beds and paved patio area ideal for alfresco dining and enjoying outdoor living.

The location of this property is second to none, within walking distance to Ashton On Mersey Village, footpaths to the River Mersey and Kickety Brook whilst also being convenient for Motorway networks, fantastic schooling and a five minute drive into Sale Town Centre.



- Freehold
- Council Tax Band C
- EPC TBC





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.