



Stokesay Road, Ashton On Mersey, Sale, M33

Guide Price: £800,000

Leasehold

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Welcome to your future home, nestled in the heart of Sale, within a short walk of Ashton On Mersey Village. This stunning four-bedroom detached property offers a contemporary lifestyle within reach of excellent educational facilities, making it an ideal choice for families seeking both comfort and convenience.

Relax and unwind in the spacious living room, flooded with natural light and offering a welcoming atmosphere for gatherings with loved ones. An additional sitting room provides extra space for entertainment or quiet relaxation. Step into the conservatory and bask in the beauty of the garden while remaining sheltered from the elements, a versatile space that can be used as a sunroom or dining area. Work from home in style within the dedicated office space. The heart of the home, the modern kitchen diner boasts sleek fixtures and ample storage with large island unit making this an ideal space for entertaining whilst the utility room offers practicality and convenience, with space for laundry appliances and additional storage solutions.

The first floor offers FOUR well-appointed bedrooms offering comfortable retreats for every member of the family. The main bedroom with the addition of an en-suite bathroom. A modern fitted family bathroom offers a contemporary walk in shower room.

There is a double integral garage which could be further converted subject to planning permission and offers a fantastic size for storage.

Externally the property is set on a fabulous size plot with off road parking to the front and a private enclosed generous garden to the rear. Perfect for outdoor activities, gardening, or simply soaking up the sunshine on lazy afternoons.

- Leasehold
- 999 Years from 1/1/1997
- Ground Rent £125pa
- EPC Grade TBC
- Council Tax Band F







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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.