



**Buckfast Road, Sale, M33**

**Offers Over: £560,000**

*Freehold*



## Buckfast Road, Sale, M33

**\*\* STUNNING EXTENDED FOUR DOUBLE BEDROOM SEMI DETACHED IN THE HEART OF ASHTON UPON MERSEY VILLAGE \*\***

Welcome to this beautifully extended four-bedroom semi-detached home, offering an exceptional living space in the heart of the highly sought-after Ashton upon Mersey Village, Sale. Immaculately presented throughout, this property combines modern style with practical family living, making it the perfect home for those seeking both comfort and convenience.

Upon entering, you are greeted by a warm and inviting entrance hall which provides access to the properties accommodation. The living room is finished to an excellent standard, with tasteful décor and ample natural light. A standout feature of this room is the stylish bi-folding doors that seamlessly open into the expansive open-plan kitchen diner, creating a wonderful flow throughout the ground floor.

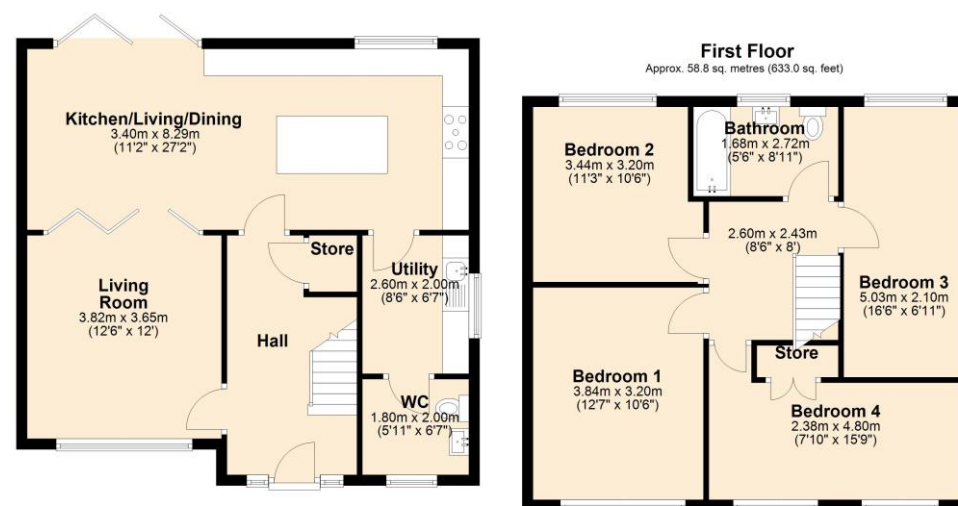
The heart of the home is undoubtedly the stunning open-plan kitchen diner, designed with both aesthetics and functionality in mind. The kitchen boasts a modern range of high-quality base and eye-level units, providing plenty of storage space. Integral appliances are seamlessly incorporated into the sleek design, offering a contemporary and clutter-free finish. A central island adds an additional workspace, perfect for casual dining or entertaining guests. Large doors lead directly to the private rear garden, allowing for an effortless indoor-outdoor living experience—ideal for summer gatherings or peaceful mornings with a coffee.

For added convenience, the property benefits from a well-appointed downstairs WC and a separate utility room, offering additional storage and laundry facilities. This ensures that the main living areas remain tidy and organized, catering to the demands of modern family living.

Upstairs, you will find four spacious double bedrooms. The rooms are well-proportioned, filled with natural light, and finished to a high standard, ensuring a comfortable and restful atmosphere for all members of the household. Completing the first floor is the contemporary family bathroom, fitted with a sleek three-piece suite featuring a modern bath with overhead shower, a washbasin, and a WC—all complemented by stylish tiling.

To the rear of the property, you will find a beautifully enclosed garden perfect for entertaining, gardening, or simply unwinding, this space is ideal for both adults and children alike. At the front of the home, there is ample off-road parking, ensuring hassle-free access for homeowners and visitors.

Situated in the highly desirable Ashton upon Mersey Village, this property benefits from a fantastic location. The area offers an array of local amenities, including boutique shops, cafés, and restaurants, all within walking distance. Excellent transport links, highly regarded schools, and nearby parks make this an ideal setting for families and professionals alike.



Total area: approx. 121.6 sq. metres (1308.8 sq. feet)

- Freehold
- Council Tax Band B
- EPC TBC







## The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### 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.