



St Martins Road, Sale, Ashton Upon Mersey, M33

Guide Price: £595,000

Freehold

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Located in the heart of Ashton Upon Mersey Village, Sale, this exquisite four-bedroom property offers an ideal blend of style, space, and modern living. With off-road parking via a block-paved driveway and access to a half garage with an up-and-over door, this home is both practical and inviting.

Step into the elegant entrance hall, setting the tone for the entire home with bespoke inbuilt understairs storage and a contemporary wood and glass balustrade. The living room boasts a striking feature log burner and an exposed brick feature wall, with shutters fitted to the window for added charm. This space seamlessly opens to the dining room, creating a perfect area for entertaining.

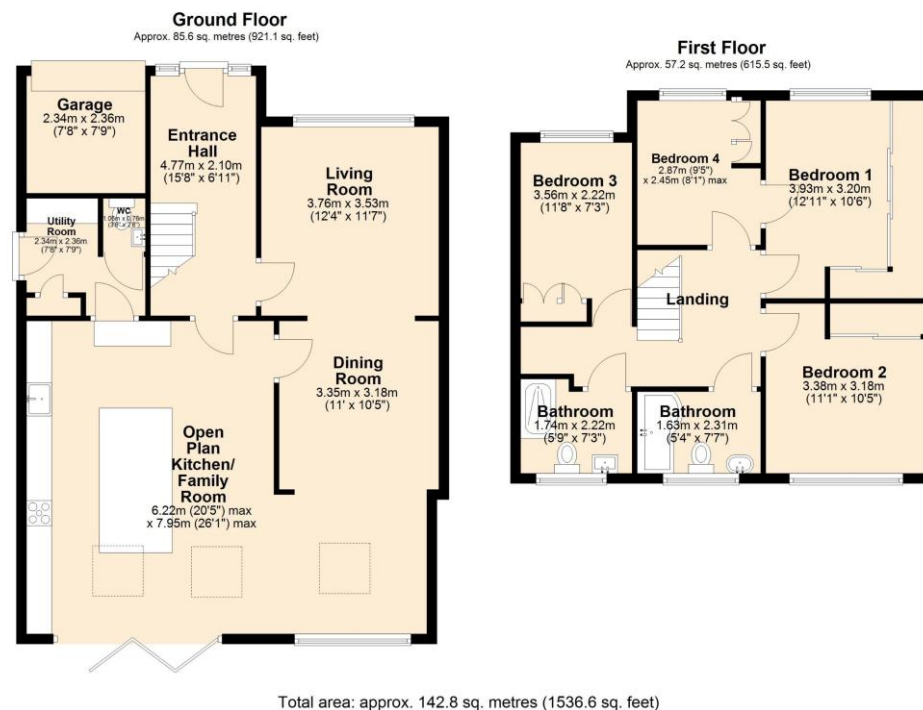
The true heart of the home is the impressive open-plan living/kitchen diner, complete with a large central island ideal for seating. Featuring a range of base and eye-level units, integral appliances, luxurious granite work surfaces, and enhanced natural light from three large Velux windows and bi-folding doors opening onto the garden, this space is a showstopper. A practical utility room and convenient downstairs WC complete the ground floor.

Upstairs, there are four generously sized bedrooms, all thoughtfully fitted with wardrobes. The rear bedroom offers picturesque views of the fields beyond. The property boasts two stylish, full-sized bathrooms with pristine white three-piece suites, adding to the luxurious feel of this family home.

The enclosed rear garden is a fantastic outdoor retreat, featuring an Indian stone patio and a low-maintenance artificial lawn — perfect for family gatherings and relaxation.

Don't miss the opportunity to own this exceptional family home in a sought-after location!
Contact us today to arrange a viewing.

- Freehold
- Ground Rent £25pa
- EPC Grade TBC
- Council Tax Band D







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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.