



**20 WENTWORTH DRIVE, M33 6PP**  
**£550,000**





## DESCRIPTION

Ashworth Holme are proud to present this fantastic opportunity to purchase this 3 bedroom extended family home boasting a beautifully finished rear extension. Wentworth Drive is a larger than average semi detached home forming part of a highly sought after location.

To the ground floor the property benefits from an open plan living, kitchen and dining area with sliding doors leading out to an immaculately presented rear garden. There is also a separate lounge, conservatory, office/cloakroom and downstairs WC which make this property perfect for families. The rear extension comes complete with underfloor heating which is fantastic for the cold winter months. There is also a hot water tap located in the kitchen.

To the first floor there is a master bedroom with en suite shower room and walk in wardrobe, two further double bedrooms and a four piece family bathroom.

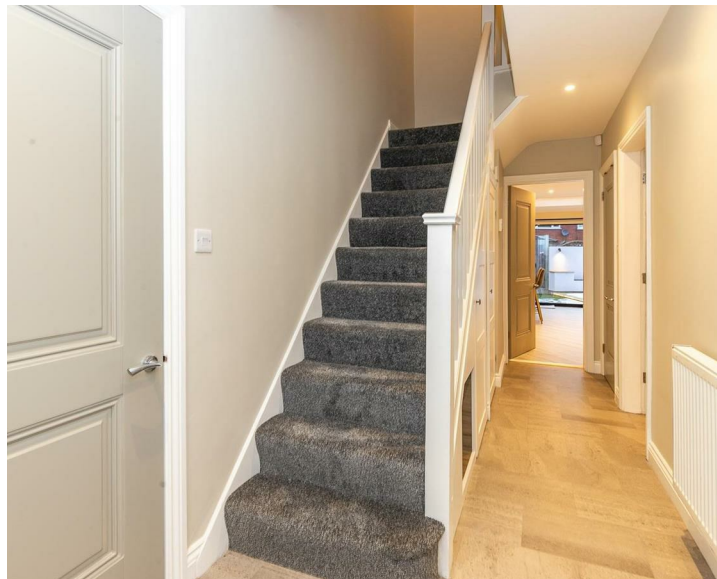
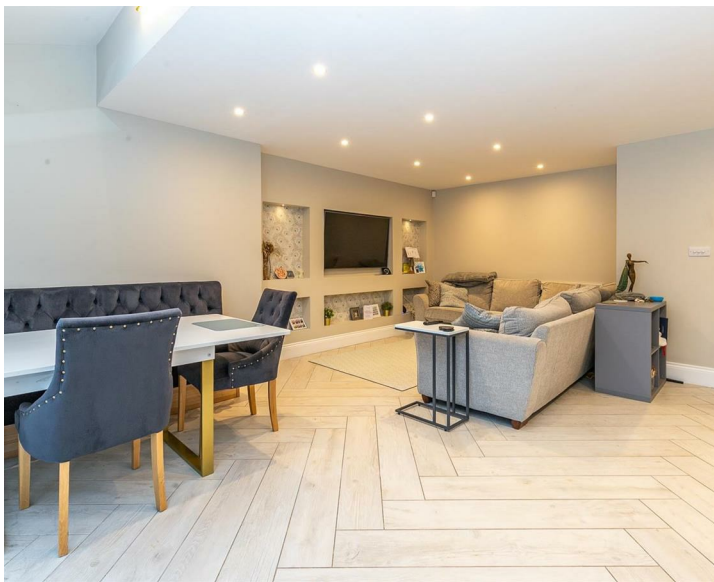
The property forms part of a highly sought after and popular location which puts it within easy walking distance of both Ashton-on-Mersey and the Sale Town Centre with its many amenities including the newly developed 'Stanley Square' which is home to an ever growing collection of independent shops, bars and restaurants. This fantastic location also puts the property within the catchment for the 'outstanding' schools Sale is renowned for all of which adds to the appeal of this fantastic Property.

EPC Rating D  
Council Tax Band C  
Freehold

## KEY FEATURES

- Extended Semi Detached House
- Three double bedrooms
- Private paved driveway for two cars
- Presented to a very high standard
- Stunning open plan living/dining kitchen
- Family Bathroom & En Suite
- Highly sought after location
- Freehold

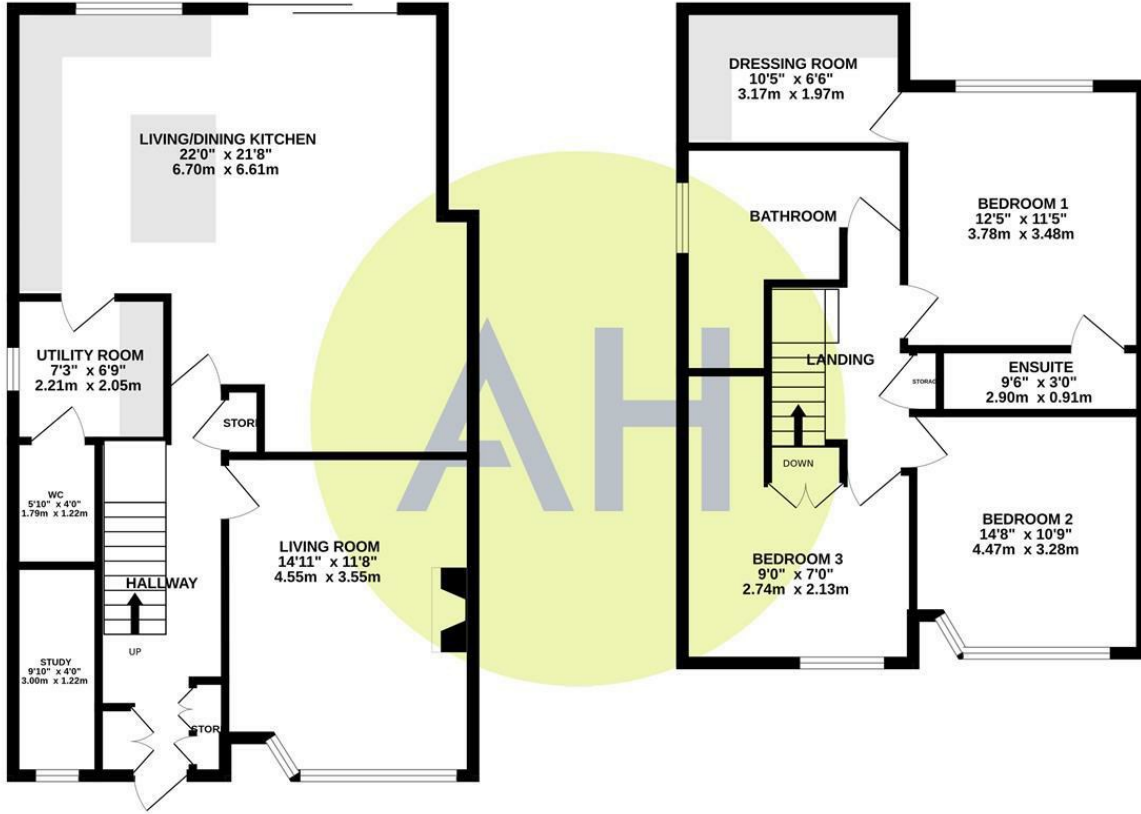






GROUND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.

1ST FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## ASHWORTH HOLME

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