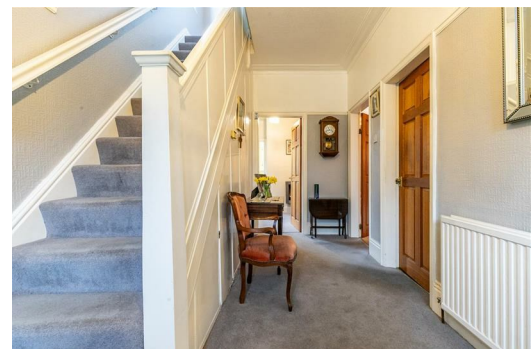




ASHWORTH HOLME
Sales · Lettings · Property Management



54 ATKINSON ROAD, M33 6FY
£475,000



DESCRIPTION

AN INCREDIBLE OPPORTUNITY TO ACQUIRE THIS CONSIDERABLY LARGER THAN AVERAGE AND HIGHLY ATTRACTIVE THREE BEDROOM SEMI-DETACHED WHICH FORMS PART OF A SUPERB LOCATION JUST A STONE'S THROW FROM PARK ROAD PRIMARY AND THE AMENITIES OF SALE TOWN CENTRE.

This ideal family home has great potential to extend and benefits from beautifully proportioned rooms and high ceilings throughout including a welcoming entrance hallway. Further benefits include a downstairs WC, two spacious reception rooms, off road parking and a detached single garage.

Forming part of Atkinson Road a much sought after location ideal for families with Park Road Primary situated on the doorstep and Sale Town Centre being just a short stroll away.

Warmed by gas central heating and double glazing throughout.

In brief the accommodation comprises: entrance porch, entrance hallway, lounge with bay window, dining room, morning room, downstairs WC and a separate kitchen. To the first floor there are three excellent bedrooms and a family bathroom. Externally to the rear the garden is mainly laid to lawn with an initial patio area. To the front there are further walled gardens and a driveway providing off road parking and access down the side of the property to the detached single garage.

NO ONWARD CHAIN.

KEY FEATURES

- Highly attractive three bedroom semi-detached
- Over 1200-SqFt of living space
- Incredibly sought after location
- Catchment for Park Road Primary
- Well proportioned rooms throughout
- Potential to extend
- Driveway & detached garage
- No onward chain

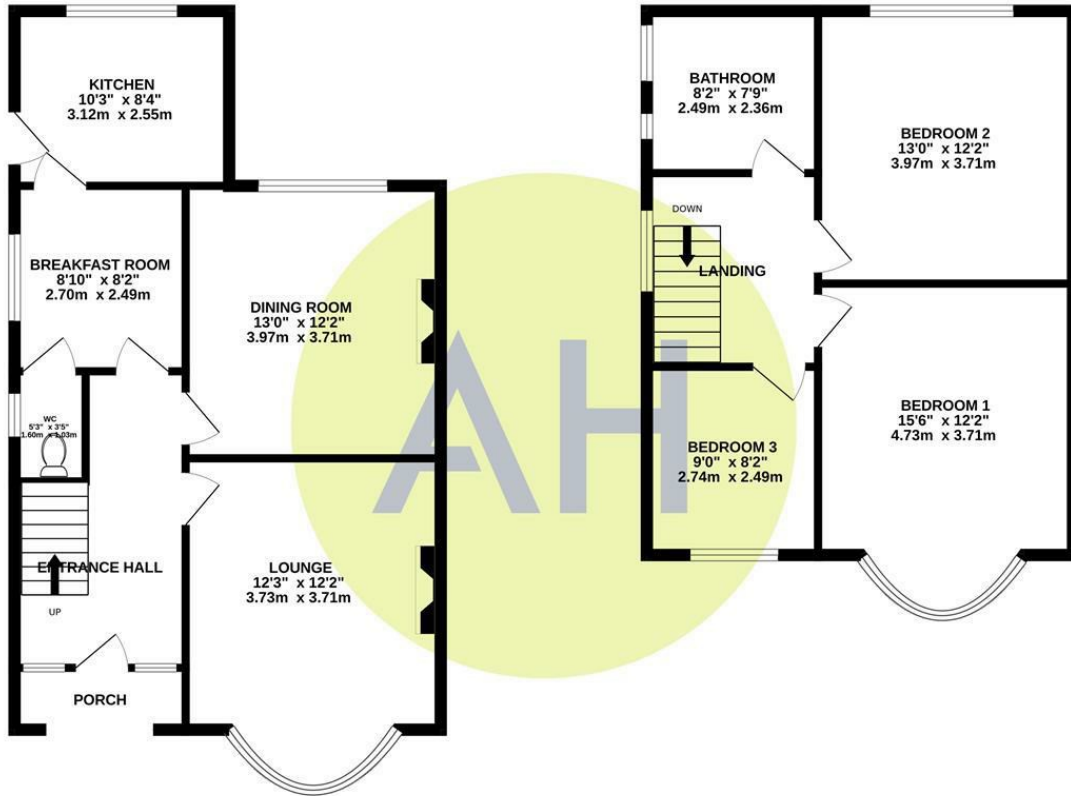






GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1210sq.ft. (112.4 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.