



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**58 ATKINSON ROAD, M33 6FY**  
**£435,000**



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## DESCRIPTION

**\*\*BEST & FINAL OFFERS TO BE SUBMITTED TO OUR OFFICE TOGETHER WITH PROOF OF FUNDING BY 2PM ON TUESDAY 5TH MARCH 2024\*\* - PLEASE CALL FOR FURTHER DETAILS\*\* SITUATED IN A SUPERB LOCATION JUST A MOMENTS WALK FROM SALE TOWN CENTRE AND WITHIN THE CATCHMENT FOR PARK ROAD PRIMARY. THIS EXCEPTIONAL THREE DOUBLE BEDROOM SEMI-DETACHED BOASTS A BEAUTIFUL OPEN PLAN LIVING/DINING KITCHEN AND A LARGE THIRD BEDROOM.**

This incredibly well presented family home offers modern open plan living in addition to a separate lounge, THREE DOUBLE bedrooms, an impressive conservatory and full alarm system. Please note the main roof was also replaced around 8 years ago. Warmed by gas central heating and uPVC double glazing throughout.

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

In brief the accommodation comprises: Entrance hallway, under stairs storage with plumbing for a washing machine, lounge with bay window, open plan living kitchen which has been fitted with modern units complimented by granite work surfaces and a high quality conservatory which is open plan to the kitchen living area. To the first floor the property has the rare benefit of a three well proportioned bedrooms. There is also a contemporary bathroom fitted with a white suite. Externally to the rear there is a secure, enclosed garden which is mainly laid to lawn with an initial patio area. To the front there is a brick block driveway providing off road parking for two cars.

## KEY FEATURES

- Three double bedroom semi-detached
- Presented to an excellent standard throughout
- Sought after location close to the Town Centre
- Park Road Primary catchment
- Open plan living/dining kitchen
- Impressive family bathroom
- Separate lounge with bay window
- Freehold

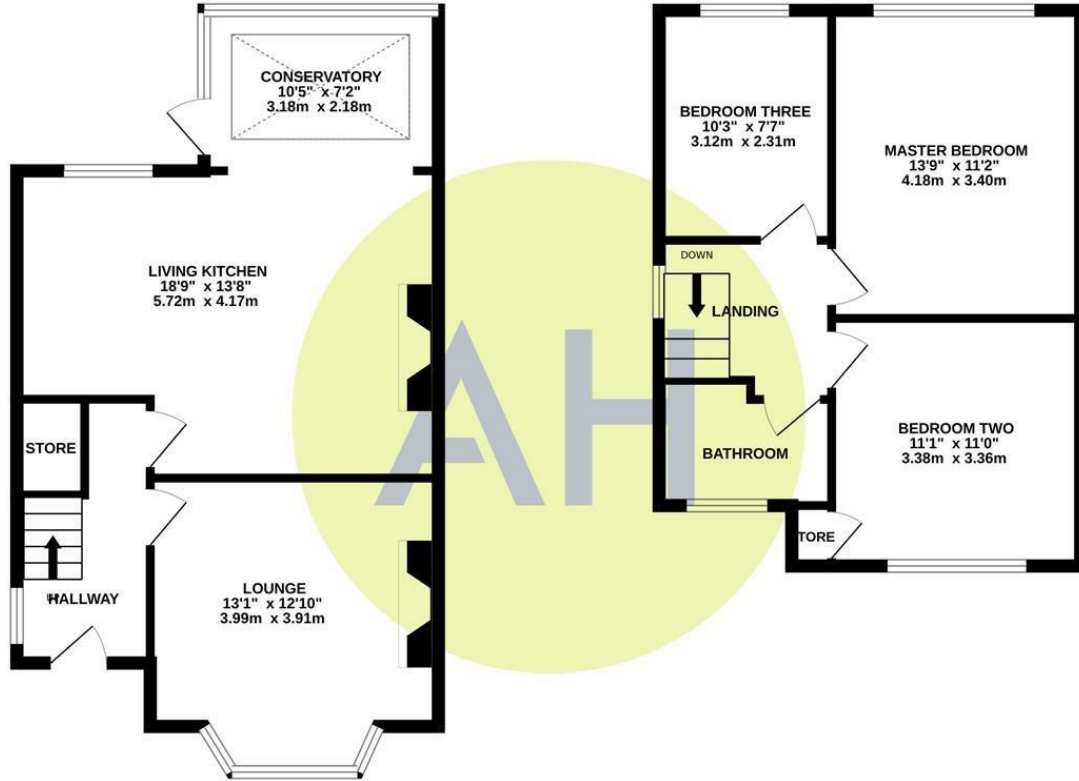






**GROUND FLOOR**  
519 sq.ft. (48.2 sq.m.) approx.

**1ST FLOOR**  
448 sq.ft. (41.7 sq.m.) approx.



**TOTAL FLOOR AREA: 967 sq.ft. (89.9 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## ASHWORTH HOLME

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