



**7 GLENTHORN GROVE, M33 3AG**  
**£425,000**



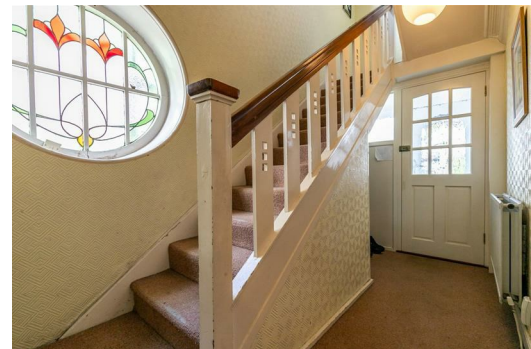
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## DESCRIPTION

ASHWORTH HOLME ARE PLEASED TO PRESENT THIS GENEROUSLY PROPORTIONED THREE/FOUR BEDROOM SEMI-DETACHED OFFERING IN EXCESS OF 1600-SQFT OF LIVING SPACE AND FORMING PART OF A HIGHLY SOUGHT AFTER LOCATION WITHIN A MOMENTS WALK OF THE METROLINK AND JUST A SHORT STROLL FROM SALE TOWN CENTRE.

This superb family home is perfectly situated and benefits from tall ceilings and well proportioned rooms throughout. The loft has been part converted and is accessed via a fixed staircase from the landing creating a versatile space suitable for a variety of uses.

Forming part of Glenthorn Grove a much sought after and highly convenient location that puts the property within easy reach of the Metrolink, Sale Town Centre and within the catchment area for the outstanding local schools for which Trafford is renowned including the ever popular Brooklands Primary.

PLEASE NOTE the property has recently been completely re-roofed, benefits from a NEW Worcester combination boiler and is double glazed throughout.

In brief the accommodation comprises: entrance porch, entrance hallway, lounge, dining room, kitchen and a rear porch. To the first floor there are three well proportioned bedrooms and a bathroom. To the second floor there is a large loft room. Externally to the rear the garden is mainly laid to lawn with an initial patio area. To the front there are further walled gardens.

## KEY FEATURES

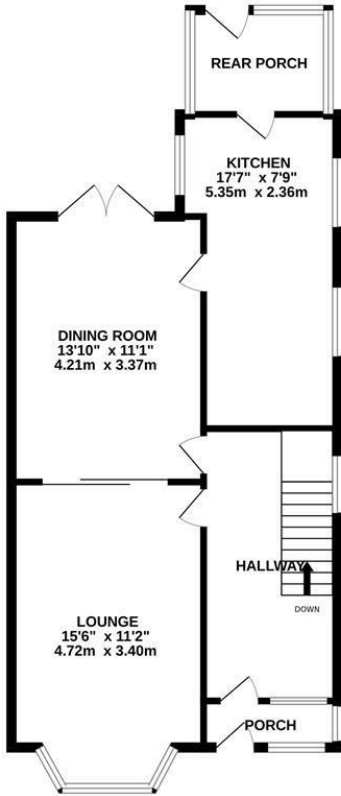
- Spacious three bedroom semi-detached
- Sought after & convenient location
- Catchment for Brooklands Primary
- New roof and Worcester combination boiler
- Over 1600-SqF of living space
- A moments walk from Brooklands Metrolink
- Close to Sale Town Centre
- Freehold



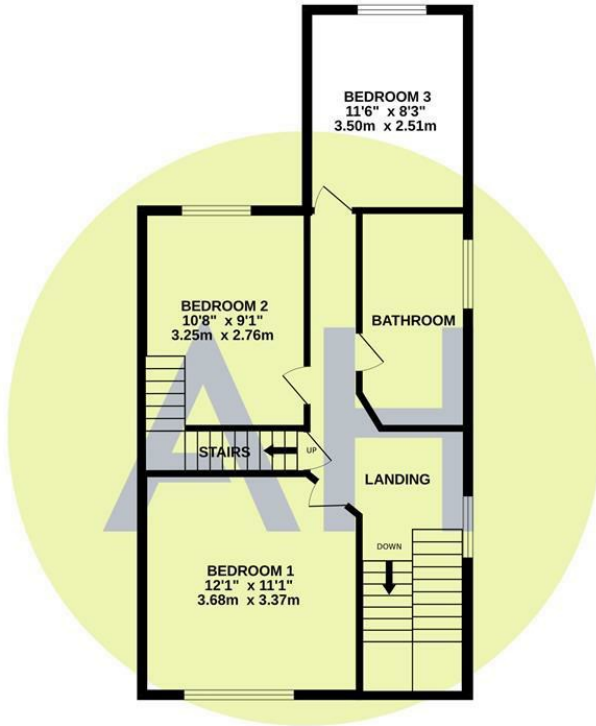




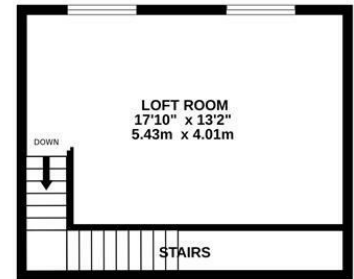
GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



2ND FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 1623 sq.ft. (150.8 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			
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) <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			
England & Wales	EU Directive 2002/91/EC		



## ASHWORTH HOLME

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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.