



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



**24 LOWTON ROAD, M33 4LD**  
**£600,000**



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## DESCRIPTION

A SUBSTANTIALLY EXTENDED AND BEAUTIFULLY PRESENTED FIVE BEDROOM SEMI-DETACHED THAT FORMS PART OF HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION AND OFFERS NEARLY 1600-SQFT OF ACCOMMODATION ARRANGED OVER TWO FLOORS.

This stunning family home has been recently extended which has made way for a breathtaking open plan living/dining kitchen which features a central island/breakfast bar, integrated appliances and a lounge/dining area with patio doors providing garden access and two roof lanterns flooding the space with natural light. Further benefits include a separate utility, downstairs WC, five bedrooms including one with en-suite shower room, private rear gardens and a driveway providing off road parking for two cars.

Forming part of Lowton Road a highly sought after and quiet Cul-De-Sac location just off Woodhouse Lane which puts the property within the catchment area for the outstanding school that Trafford is renowned for including the Grammar Schools and Ashton-on-Mersey School.

Viewings are highly recommended in order to fully appreciate all this property has to offer!

Leasehold 930 years remaining. Trafford Council Band .

## KEY FEATURES

- Spacious five bedroom semi-detached
- Substantially extended to both floors
- Highly sought after Cul-De-Sac location
- Bedroom with En-Suite shower room
- Nealy 1600-SqFt of living space
- Breathtaking open plan living/dining kitchen
- Separate utility and downstairs WC
- Private rear garden and driveway

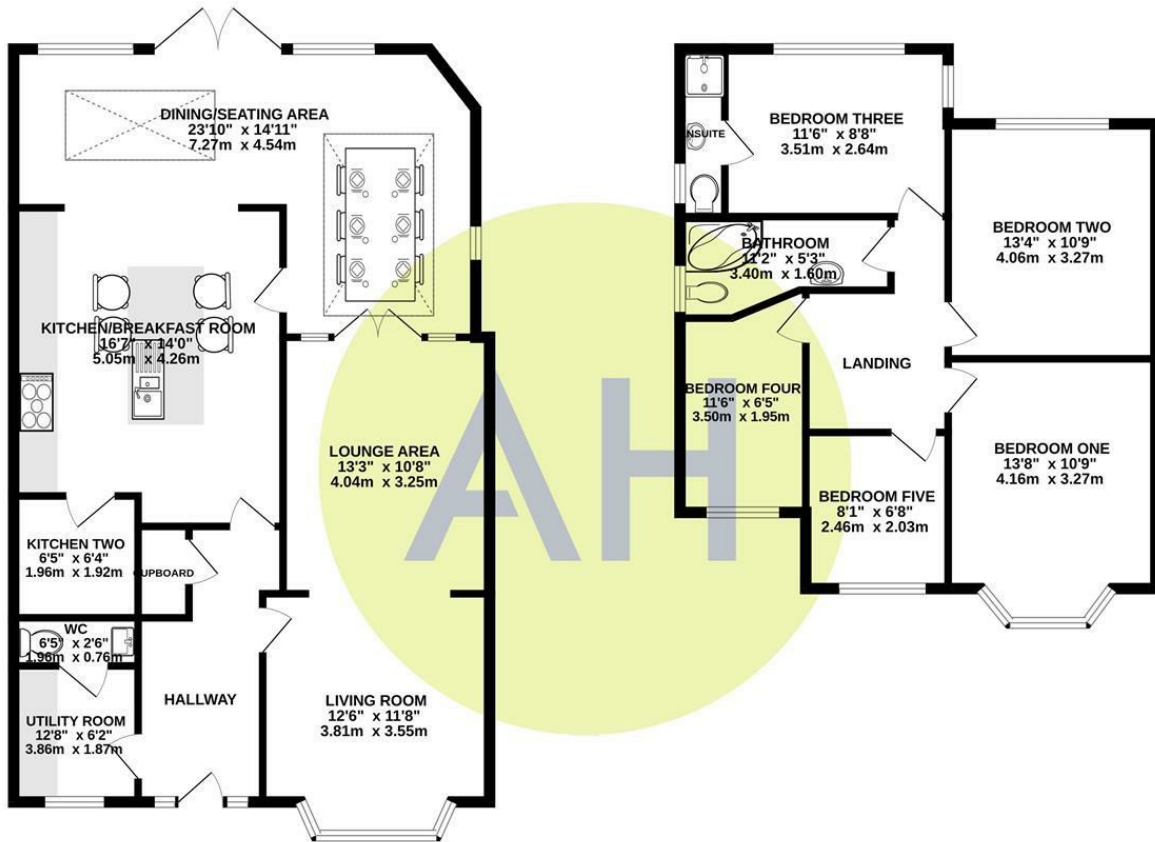






**GROUND FLOOR**  
954 sq.ft. (88.6 sq.m.) approx.

**1ST FLOOR**  
628 sq.ft. (58.3 sq.m.) approx.



**TOTAL FLOOR AREA: 1582 sq.ft. (146.9 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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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.