



**8 HARROW DRIVE, M33 3TB**  
**£399,950**

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## DESCRIPTION

AN AMAZING OPPORTUNITY TO ACQUIRE THIS BEAUTIFULLY PROPORTIONED TRADITIONAL BAY FRONTED SEMI-DETACHED THAT OCCUPIES A LARGE GARDEN PLOT WITHIN A HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION CLOSE TO BROOKLANDS PRIMARY SCHOOL.

This superb family home boasts huge development potential due to the large garden plot which would easily allow for an extension (STPP) without compromising the outside space.

This light and bright home benefits from two separate reception rooms, driveway to the front aspect, a detached single garage, and a modern downstairs shower room. Warmed by gas central heating and double glazing throughout.

The property forms part of a highly sought after Cul-De-Sac location which puts the property within the catchment area for Brooklands Primary School and within a short walk of Brooklands Metrolink.

In brief the accommodation comprises: open entrance porch, entrance hallway, dining room with bay window, lounge, kitchen and a small extension incorporating a modern shower room which completes the ground floor. To the first floor there are three bedrooms, a bathroom and a separate WC. Externally to the rear there are large and well maintained gardens which are mainly laid to lawn. There is hardstanding to the rear of the garage. To the front there is a further driveway.

## KEY FEATURES

- Traditional three bedroom semi-detached
- Close to Brooklands Primary School
- Large rear garden
- Single brick built garage
- Forming part of a highly sought after location
- Easy walking distance of Brooklands Metro
- Huge potential to extend (STPP)
- No onward chain

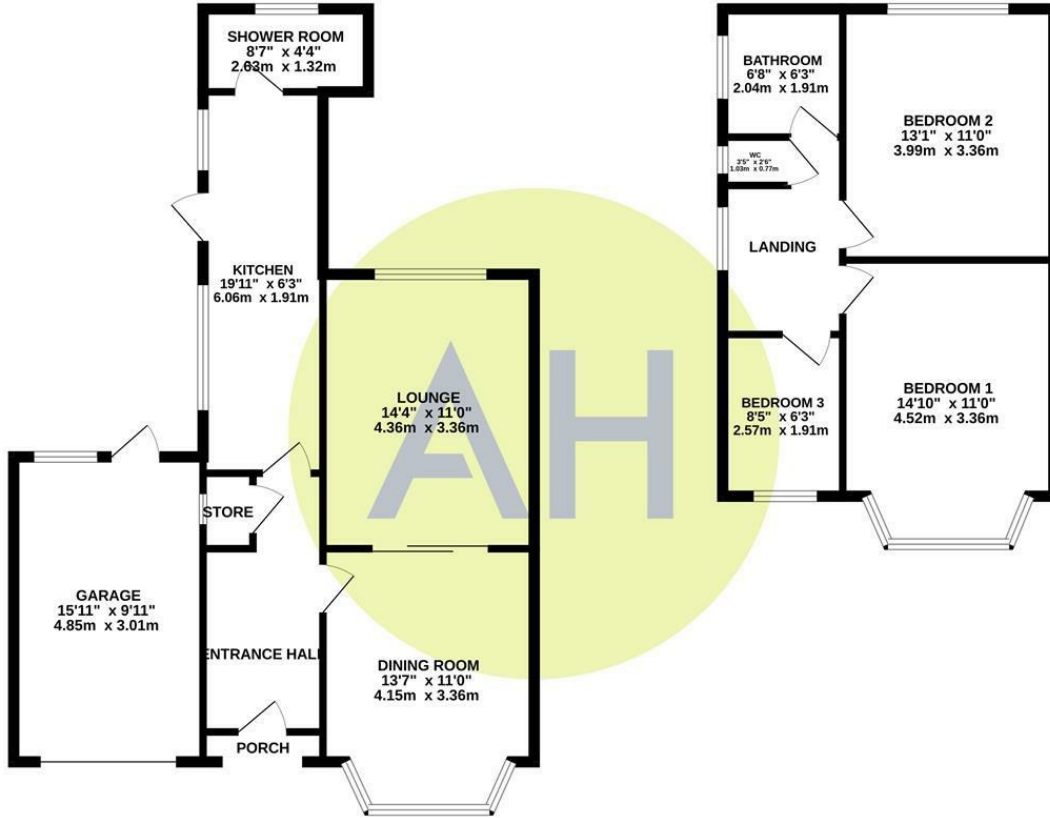






GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.

1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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.  
Made with Metropix C2024.

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		



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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.