



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



**6 BARWELL ROAD, M33 5FN**  
**£520,000**



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## DESCRIPTION

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS EXTENDED, BEAUTIFULLY PROPORTIONED AND HIGHLY ATTRACTIVE THREE DOUBLE BEDROOM SEMI-DETACHED THAT FORMS PART OF HIGHLY SOUGHT AFTER LOCATION AND ENJOYS A SUBSTANTIAL REAR GARDEN!

This beautiful family home is presented to excellent standard throughout and benefits from a very well appointed dining kitchen with granite work surfaces and skylight windows, an extended lounge, a useful integral garage, THREE DOUBLE BEDROOMS, ample off parking and a breathtaking rear garden.

Forming part of Barwell Road a prestigious and sought after location that puts the property within easy walking distance of both Ashton-on-Mersey Village and Sale Town Centre. The excellent schools that Trafford is renowned for are also nearby include Ashton on Mersey Secondary School.

In brief the accommodation comprises: entrance hallway, living room with bay window to the front aspect, extended lounge with garden access, open plan dining kitchen and an integral garage all to the ground floor. To the first floor there are three double bedrooms and a spacious family bathroom. Externally to the rear there is a large garden which is mainly laid to lawn with an initial patio area and mature shrubbery displays throughout. To the front there are further gardens and a block paved driveway giving providing ample off road parking and access to the integral garage.

FREEHOLD. Trafford Council Tax Band=E.

## KEY FEATURES

- Three double semi-bedroom detached
- Substantial rear garden
- Integral garage & ample parking
- Close to fantastic local schools
- Sought after & prestigious location
- Extended to the ground floor
- Modern & impressive dining kitchen
- Freehold



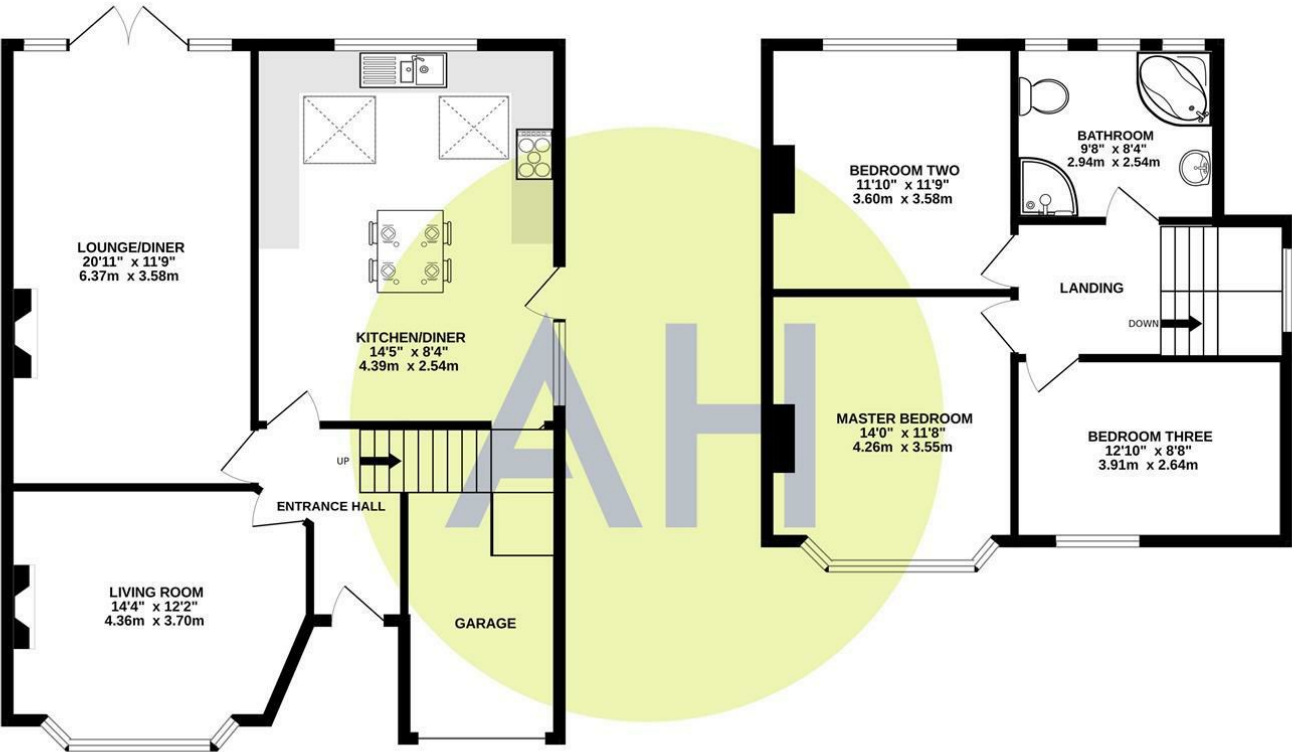






GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1370 sq.ft. (127.3 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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



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