



£780,000

## DESCRIPTION

AH

### 30 SEDBURGH CLOSE M33 5SR

**£780,000**

A SUBSTANTIAL AND MODERN FIVE-BEDROOM DETACHED HOME FORMING PART OF AN EXCLUSIVE DEVELOPMENT JUST OFF MOSS LANE. THE PROPERTY BENEFITS FROM A GROUND/FIRST-FLOOR EXTENSION, CREATING A SELF-CONTAINED ANNEX ACCESSED VIA THE MAIN HOUSE.

The annex features a spacious living area with stairs leading to a generously sized double bedroom with an en-suite shower room, making it ideal for guests, extended family, or independent living.

Superbly located on a quiet Cul-De-Sac, the property sits just off Moss Lane—one of the most exclusive roads in Sale—offering a prestigious setting with excellent access to local amenities, transport links, and scenic green spaces. Additionally, it falls within the catchment area for Ashton-on-Mersey School, a highly regarded and sought-after school, making this an ideal home for families.

The property boasts 1,756 sq. ft. of living space (excluding the double garage) and is well-appointed with double glazing and gas central heating throughout. The ground floor features a useful WC, two well-proportioned reception rooms (in addition to the annex living area), and a stylish kitchen and with direct access to the rear garden.

Upstairs, the main house offers four spacious bedrooms, including a superb principal suite with fitted wardrobes and a contemporary en-suite. The remaining bedrooms are well-served by a modern family bathroom.

Externally, the property enjoys a generous plot with a private rear garden, a double driveway providing off-road parking, and a detached double garage, offering excellent storage or potential for conversion (subject to the necessary permissions).

A fantastic opportunity to acquire a versatile and spacious family home in a sought-after location, with excellent transport links, highly regarded schools, and local amenities within easy reach.



## KEY FEATURES

AH

- Modern five bedroom detached
- Self contained annex off the main house
- Double garage and double driveway
- 1756-SqFt of living space (excluding garages)
- Exclusive location just off Moss Lane
- Fantastic schools catchments
- Generous rear garden with patio area
- Presented to an excellent standard
- Quiet Cul-De-Sac location
- Freehold



## KEY FEATURES

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A stunning five-bedroom detached home on exclusive Moss Lane, offering spacious living, a self-contained annex, and a private rear garden. Within the Ashton-on-Mersey School catchment, with excellent transport links and local amenities nearby.



## DIMENSIONS

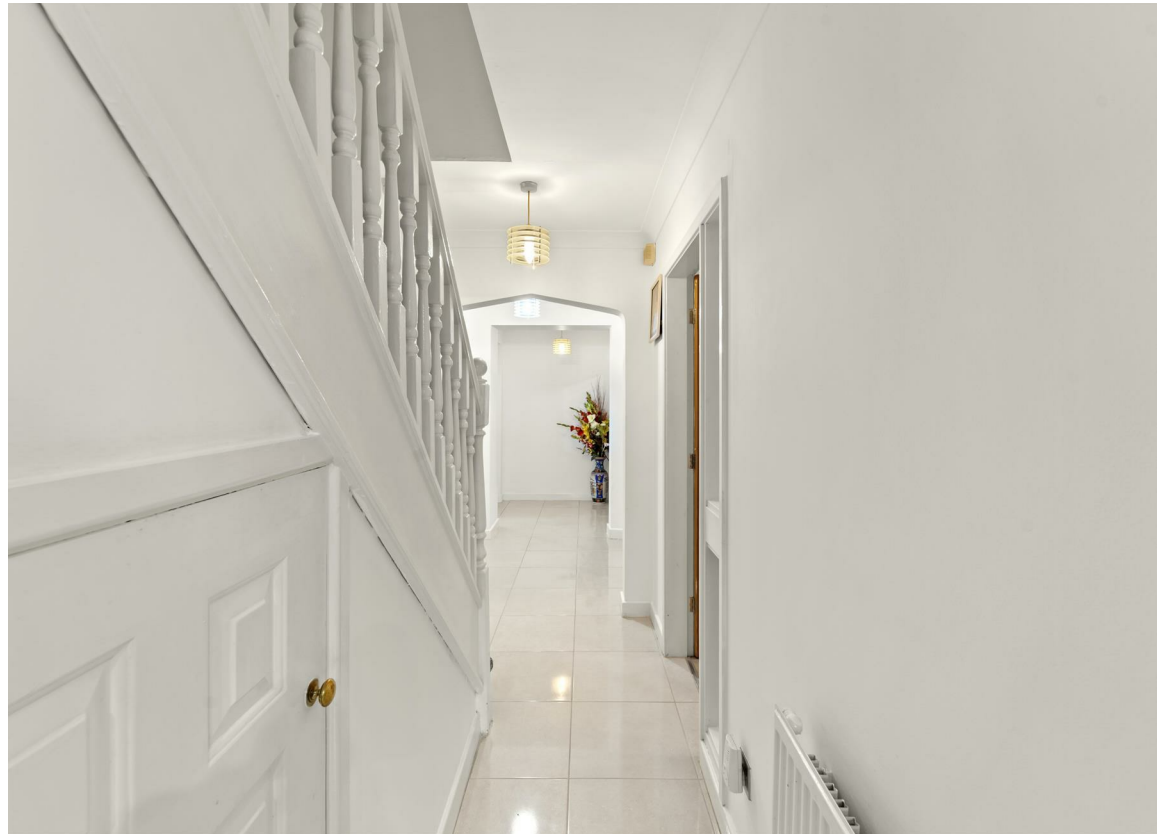
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**SEE FLOOR PLAN FOR  
DIMENSIONS**



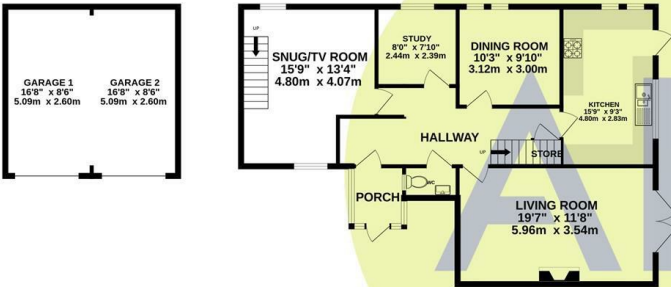
## LOCATION

Superbly located, the property sits just off Moss Lane—one of the most exclusive roads in Sale—offering a prestigious setting with excellent access to local amenities, transport links, and scenic green spaces. Additionally, it falls within the catchment area for Ashton-on-Mersey School, a highly regarded and sought-after school, making this an ideal home for families.

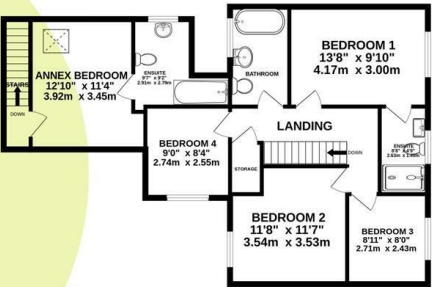




GROUND FLOOR  
1198 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR  
841 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 2039 sq.ft. (189.5 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 |           |



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
T 0161 973 6680 E INFO@ASHWORTHOLME.CO.UK  
WWW.ASHWORTHOLME.CO.UK



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.