



ASHWORTH HOLME
Sales · Lettings · Property Management



9 LAMBERT DRIVE, M33 5WP
£525,000



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DESCRIPTION

AN EXCEPTIONALLY WELL-PRESENTED AND LARGER-THAN-AVERAGE FOUR-BEDROOM SEMI-DETACHED HOME, IDEALLY LOCATED CLOSE TO ASHTON-ON-MERSEY VILLAGE.

This superb family home boasts a stunning fitted kitchen with a central island, two reception rooms, a useful integral garage, ample off-road parking, a beautifully appointed shower room with underfloor heating, and a generously sized, sunny rear garden. Additional benefits include gas central heating and double glazing throughout.

Situated in a highly sought-after location, the property is within walking distance of Ashton-on-Mersey Village and its excellent range of amenities, including independent shops, restaurants, and larger convenience stores such as Co-op and Tesco. The area is also renowned for its outstanding schools, including Ashton-on-Mersey Secondary School.

In brief, the accommodation comprises an entrance porch, hallway, lounge, dining room with patio doors opening onto the rear garden, and a stylish kitchen with a central island. An integral garage completes the ground floor. Upstairs, there are four bedrooms and a stunning shower room.

Externally, the rear garden is beautifully maintained, mainly laid to lawn with an initial patio area and enclosed by panel fencing. To the front, a spacious driveway provides ample off-road parking and access to the integral garage. FREEHOLD.

KEY FEATURES

- Spacious four-bedroom semi-detached home
- Stylish fitted kitchen with central island
- Beautiful shower room with underfloor heating
- Generous rear garden with patio area
- Sought-after location near Ashton-on-Mersey Village
- Extended ground floor layout
- Two reception rooms for versatile living
- Integral garage and ample off-road parking
- Gas central heating and double glazing throughout
- Excellent local schools within easy reach

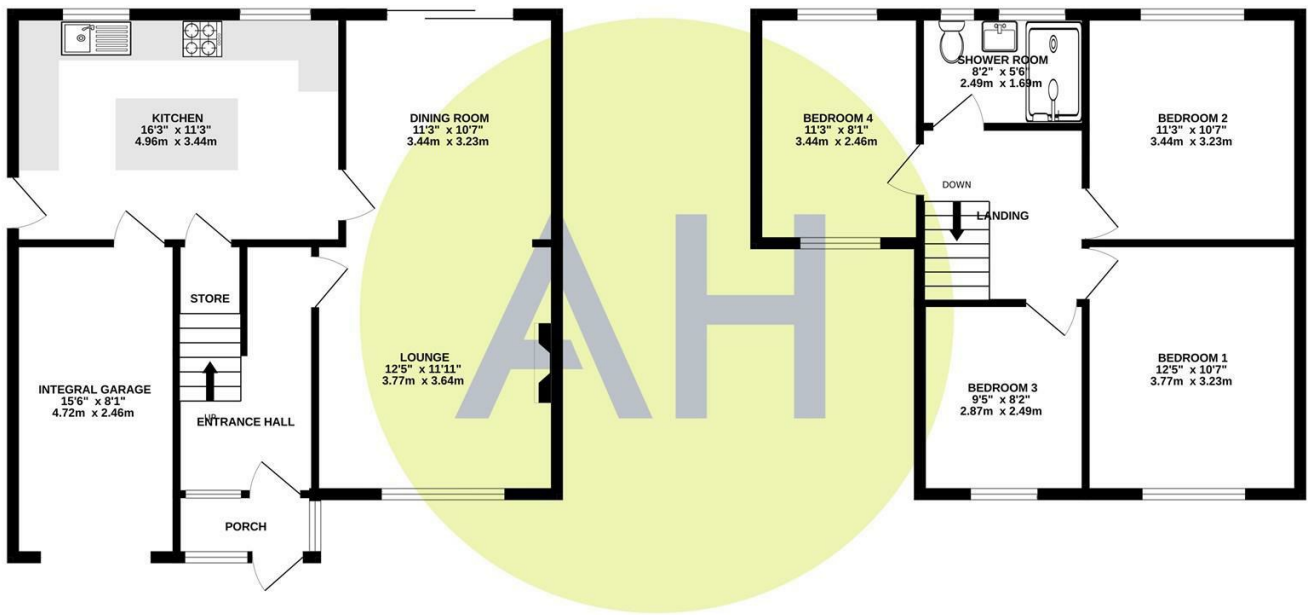






GROUND FLOOR
679 sq.ft. (63.0 sq.m.) approx.

1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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) 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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