



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



**40 HAREWOOD AVENUE, M33 5BY**  
**£450,000**



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## DESCRIPTION

A TRADITIONAL BAY-FRONTED THREE-BEDROOM SEMI-DETACHED HOME, IDEALLY SITUATED IN A SOUGHT-AFTER LOCATION WITHIN THE CATCHMENT AREA FOR ASHTON-ON-MERSEY SECONDARY SCHOOL.

The property offers a range of fantastic features, including a generous garden plot with a large rear garden mainly laid to lawn, complemented by a spacious patio area—ideal for outdoor dining and relaxation. A detached single garage with power and lighting provides additional storage or potential for a workshop, while a useful carport to the side, also with power and lighting, adds further practicality. To the front, a large driveway offers ample off-road parking for multiple vehicles. The home also benefits from double glazing and gas central heating throughout.

Positioned in a highly desirable residential area, the property is well placed for outstanding local schools including Ashton-on-Mersey, making it an excellent choice for families. A range of amenities, including shops, cafes, and restaurants, are within easy reach, while excellent transport links provide convenient access to surrounding areas.

Internally, the accommodation is well laid out for modern living. The ground floor comprises a welcoming entrance hall, a spacious bay-fronted lounge, a separate dining room with views over the rear garden, and a modern fitted kitchen. To the first floor, there are three well-proportioned bedrooms, with the two larger rooms featuring fitted furniture, along with a stylish family bathroom.

A fantastic opportunity to acquire a well-maintained family home in a prime location! NO ONWARD CHAIN.

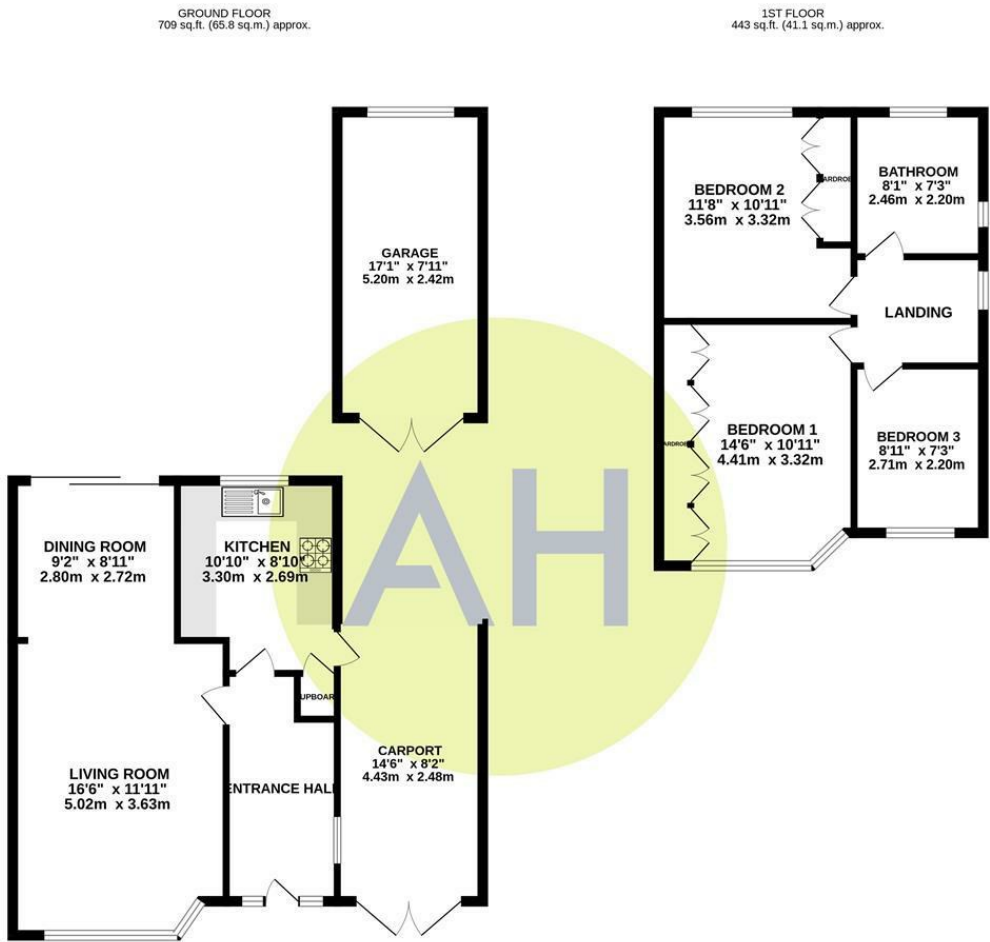
## KEY FEATURES

- Traditional bay-fronted three-bed semi-detached
- Detached single garage with power and lighting
- Ample off-road parking with a generous driveway
- Contemporary family bathroom
- Large rear garden with lawn and spacious patio area
- Carport to the side, also with power and lighting
- Two reception rooms and a modern fitted kitchen
- Ashton-on-Mersey School catchment









TOTAL FLOOR AREA: 1151 sq.ft. (107.0 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 (2020)

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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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