



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



**349 WASHWAY ROAD, M33 4FH**  
**£550,000**



3



1



2





## DESCRIPTION

Spacious 3-Bedroom Family Home in Sought-After Sale Location

Perfectly positioned just a short distance from the highly regarded Tyntesfield Primary School and close to Sale Town Centre, this attractive three-bedroom semi-detached home is ideal for families looking for space, convenience, and future potential.

The property offers a generous layout including a bright lounge, a versatile dining/sitting room, a conservatory overlooking the rear garden, and a spacious kitchen/breakfast room. There are two double bedrooms, a third single bedroom/study a modern family bathroom, and the added convenience of a downstairs WC.

Outside, the home boasts immaculate rear gardens—perfect for relaxing or entertaining—plus a large front driveway providing ample off-road parking, and an integral garage. With scope to extend or renovate, this is a rare opportunity to create your ideal home in a highly desirable location.

## KEY FEATURES

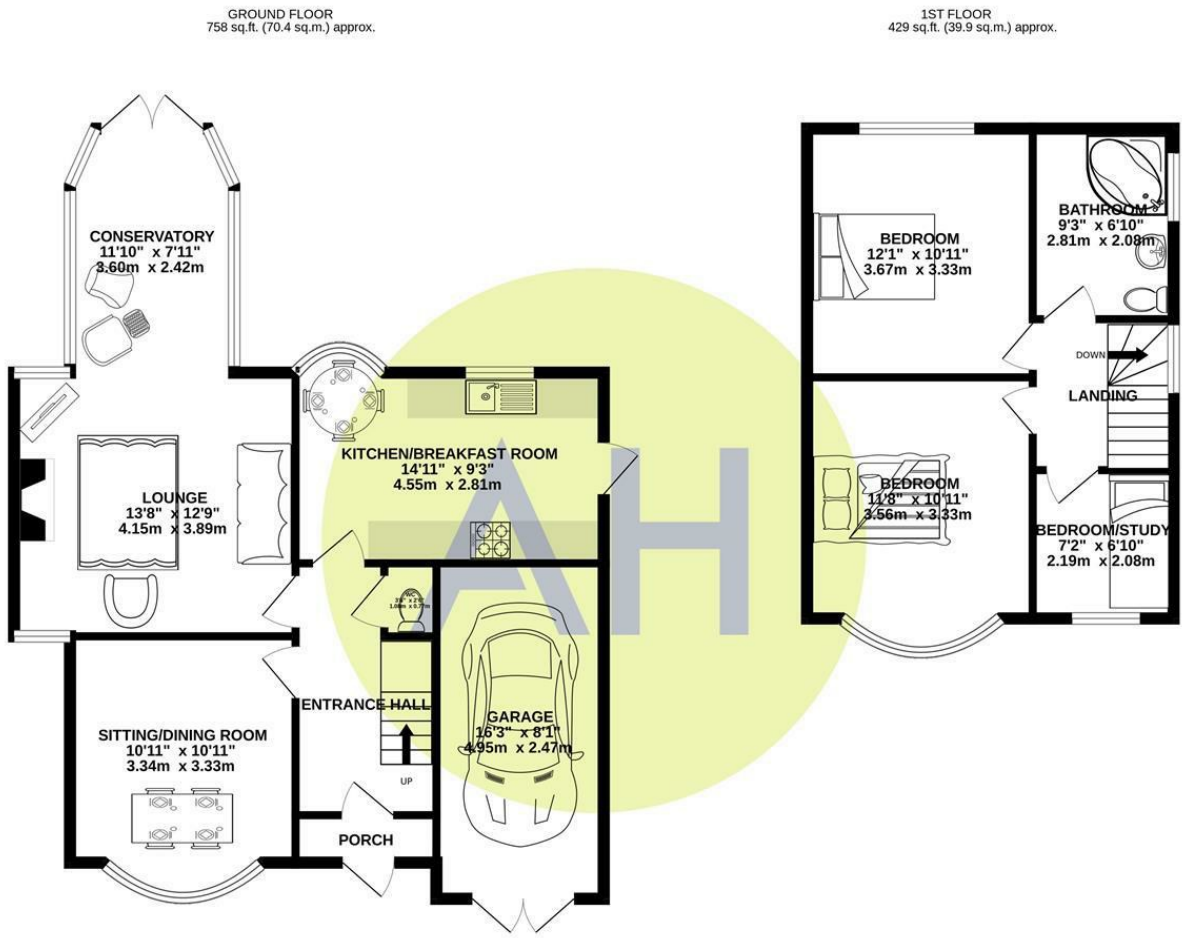
- Semi Detached House
- Two Reception rooms
- Immaculately Presented Gardens
- Freehold
- Three Bedrooms
- Conservatory
- Integral Garage
- No Chain











TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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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.