



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



**1 FERN CRESCENT, SK15 2RE**  
**£340,000**



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## DESCRIPTION

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME SITUATED IN A PRIME LOCATION WITH LARGE GARDEN PLOT AND WONDERFUL VIEWS.

Located on the ever-popular and rarely available Fern Crescent, this superb three-bedroom semi-detached property is a fantastic opportunity for buyers seeking a spacious, well-maintained home in one of the area's most desirable locations. Set on a generous plot with beautiful gardens, open views, and ample parking.

Internally, the property is light-filled and tastefully presented throughout. A welcoming entrance hallway leads to a well-proportioned lounge, sitting room, and a bright conservatory offering an effortless connection to the rear garden. The kitchen is functional and enjoys views over the garden, with ample scope for updating to suit personal preferences.

Upstairs, there are three well-sized bedrooms, all beautifully kept, along with a contemporary shower room featuring quality fixtures and a modern finish. The layout is practical, airy, and well suited to family life.

To the front, the home enjoys a double driveway, attached garage with further storage sheds, and car port, providing excellent off-road parking. To the rear, the generous mature garden is a real highlight; enjoying a private, sunny aspect and lovely open views, it's the ideal space for outdoor dining, gardening, or unwinding in peaceful surroundings.

## KEY FEATURES

- An impressive semi-detached property
- Bright lounge and conservatory
- Modern shower room
- Close to well regarded schools
- Excellent transport links
- Generous plot and open views
- Three well proportioned bedrooms
- Double driveway, garage and carport
- Highly sought-after location
- No Chain



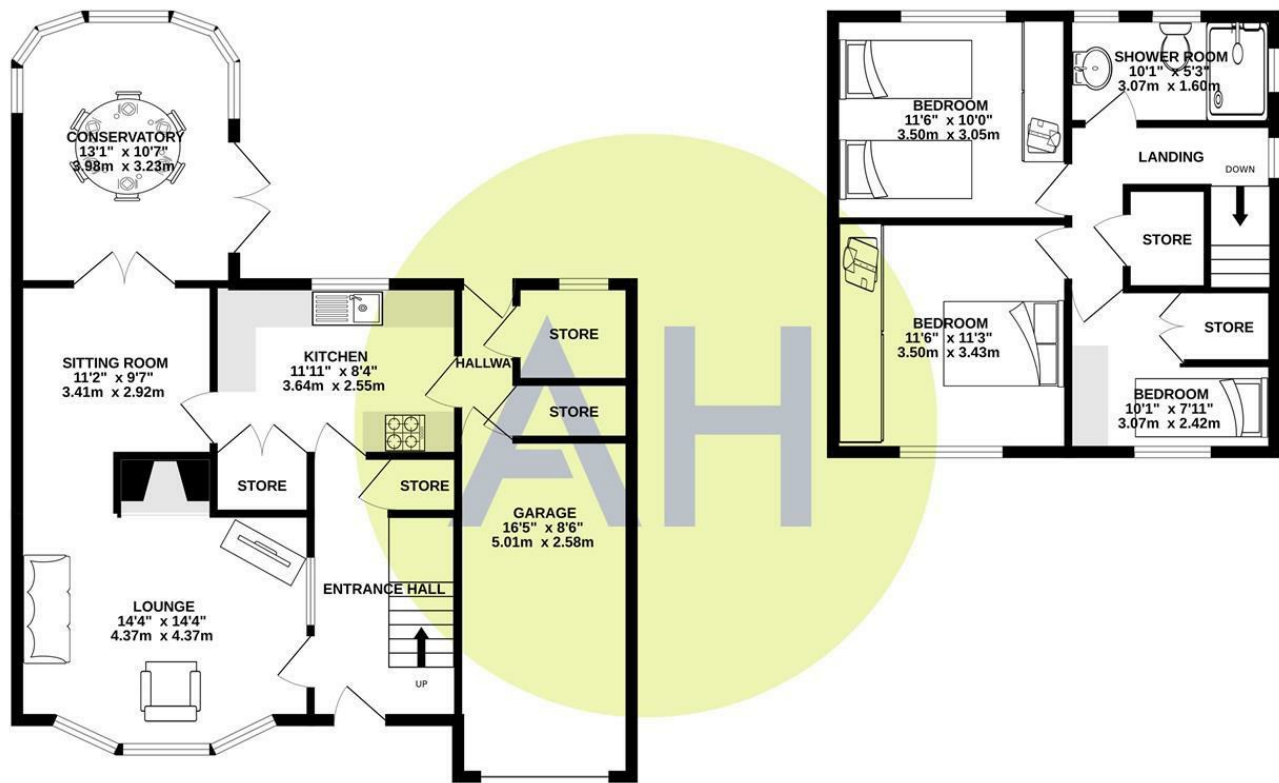






GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.

1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
WWW.ASHWORTHHOLME.CO.UK



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