



ASHWORTH HOLME
Sales · Lettings · Property Management



£730,000

DESCRIPTION

AH

51 PRIORY ROAD M33 2BU

£730,000

AN EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY WITH SUBSTANTIAL GARDENS, DETACHED ANNEX AND LOFT ROOM. CIRCA 2000-SQ FT OF ACCOMMODATION!

OPEN DAY on 11th January 2025

This beautifully extended four-bedroom semi-detached home offers spacious and versatile living, ideally situated in a highly sought-after location close to Sale town centre. Boasting larger-than-average rooms throughout, this property features a large extended dining kitchen, perfect for family gatherings and entertaining.

The standout feature is the EXPANSIVE REAR GARDEN, which includes a SEPARATE GARDEN ANNEX complete with its own en-suite shower room and kitchen—ideal for guest accommodation or a home office.

Forming part of Priory Road a tree lined and highly sought after location within easy walking distance of Sale Town Centre and the Metrolink network. Junction 6 of the M60 is also nearby making this an ideal purchase for those who commute.

In brief the accommodation comprises: entrance porch, entrance hallway, downstairs WC, lounge with bay window, extended living/dining room and an extended dining kitchen with French doors giving access to the substantial garden. To the first floor there are three bedrooms and a modern family bathroom. To the first floor there is a part converted loft with en-suite shower room and velux windows. Externally there is a detached annex complete with kitchen/living area, one double bedroom and an en-suite shower room. The rear garden needs to be viewed in person to be fully appreciated but is substantial in size and mainly laid to lawn with two patio areas and a secure panelled fencing enclosure. To the front there is a block paved driveway providing ample off road parking.

NO ONWARD CHAIN.



KEY FEATURES

AH

- Extended four bedroom semi-detached
- Separate one bedroom garden annex
- Substantial and secure rear gardens
- Stunning open plan dining kitchen
- Easy walking distance of Sale Town Centre
- Circa 2000-SQ FT of accommodation
- Highly sought after location
- Detached garage and ample off road parking
- Freehold
- No onward chain



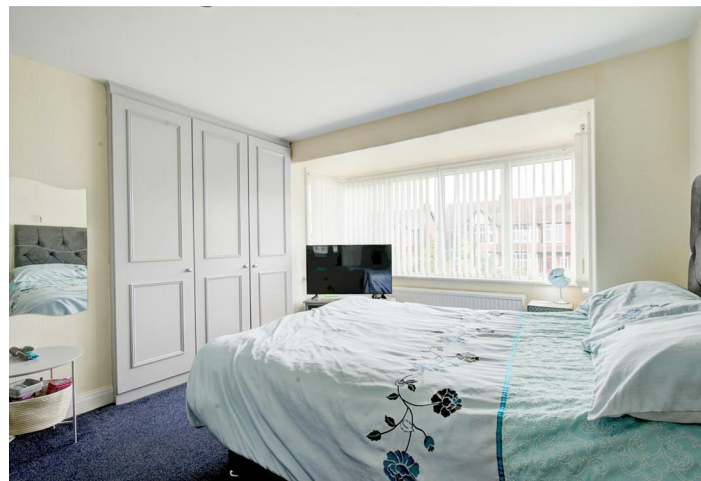
KEY FEATURES

AH



Beautifully Extended 4-Bedroom Semi with Large Garden & Annex – Prime Location!

This spacious home features an extended kitchen, a loft room with en-suite, a separate garden annex, and ample parking—perfect for modern family living near Sale town centre.



See Floorplan



LOCATION

Proceeding along Washway Road (A56) in the direction of Manchester City Centre turn right at the traffic lights onto Dane Road. Proceed along Dane Road driving past the Metrolink Station until you see Priory Road on your right. As you proceed along Priory Road the property can be found on your right hand side.



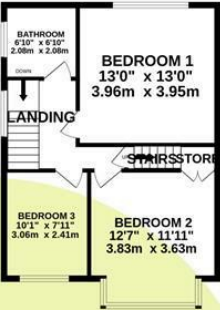
FLOOR PLANS



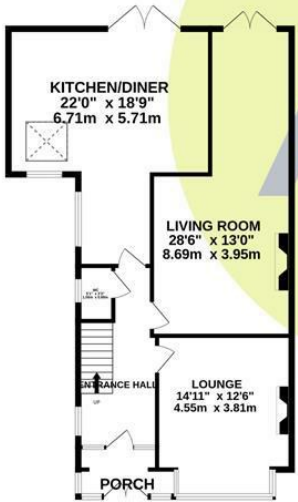
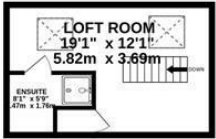
GROUND FLOOR
1250 sq.ft. (116.8 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



2ND FLOOR
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 2014 sq.ft. (187.1 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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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.