



ASHWORTH HOLME
Sales · Lettings · Property Management



16 LATHOM GROVE, M33 2SX
£400,000



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DESCRIPTION

Extended 5-Bedroom Semi-Detached Home – Quiet Cul-de-Sac in Sale Moor

Set in a peaceful cul-de-sac near Sale Moor, this spacious 5-bedroom semi-detached home offers flexible living ideal for families.

Inside, you'll find a generous lounge-diner, a practical kitchen-diner, family bathroom, and five versatile bedrooms. The property also benefits from an integral garage and an additional storage area between the house and garage—perfect for bikes, tools, or seasonal items.

The good-sized rear garden is ideal for children or entertaining, and the driveway provides off-road parking for two cars.

Conveniently located close to well-regarded schools, local amenities, and excellent transport links, this home offers both space and potential in a highly sought-after area.

KEY FEATURES

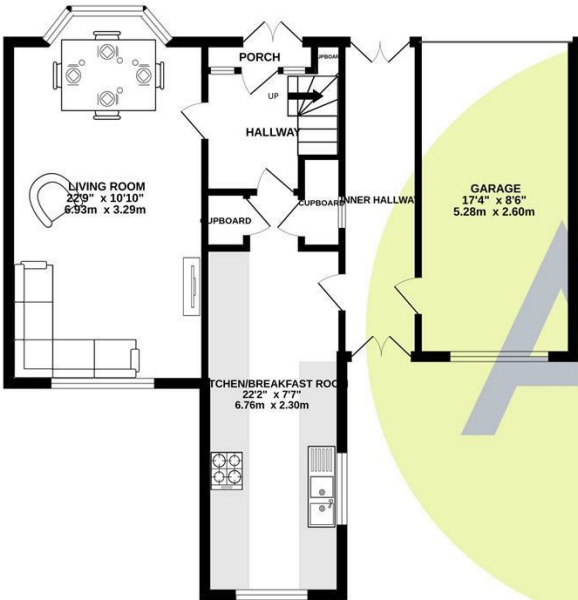
- Semi Detached House
- Integral Garage
- Freehold
- EPC Rating E
- Five Bedrooms
- Private Driveway with ample parking
- Council Tax Band D



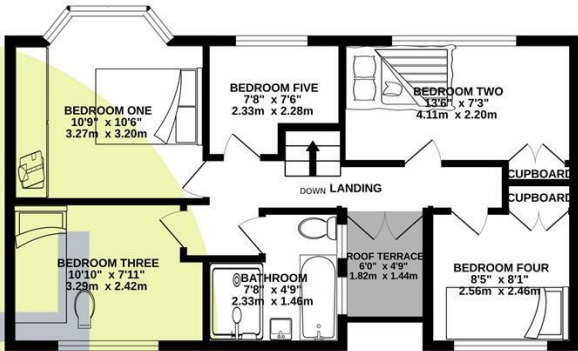




GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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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