



ASHWORTH HOLME
Sales · Lettings · Property Management



5 THORNHAM ROAD, M33 4RW
£550,000



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DESCRIPTION

A MUCH LARGER-THAN-AVERAGE, CHARACTERFUL THREE BEDROOM SEMI-DETACHED HOME ON ONE OF SALE'S MOST PRESTIGIOUS ROADS – NO ONWARD CHAIN.

Situated on the ever-popular Thornham Road, this impressive bay-fronted three bedroom semi-detached residence offers significantly more space than typically found, along with a wealth of original period features and fantastic potential to extend or develop further, subject to the necessary consents.

Set back from the road behind well-kept gardens, the property enjoys a generous plot with a large, private, and mature rear garden. Inside, the accommodation is full of charm and character, with features such as stained glass windows, high ceilings, and original woodwork. The layout is ideal for family living, with three well-proportioned reception rooms on the ground floor, a downstairs WC, and a kitchen overlooking the rear garden. Upstairs, there are three bedrooms, a family bathroom, and a separate shower room, maintaining the traditional layout and offering flexibility to adapt or modernise to suit. Externally, the rear garden is beautifully established and mainly laid to lawn, providing a peaceful and private outdoor space. A driveway to the front offers off-road parking and leads down the side of the house to a detached brick-built garage.

Located on a tree-lined road in one of Sale's most desirable settings, the property is just a short walk from Sale Town Centre and falls within catchment for highly regarded Trafford schools, including Ashton-on-Mersey Secondary School. This is a rare opportunity to acquire a much-loved family home in a truly special location, offering space, character, and outstanding potential – all offered for sale with no onward chain.

KEY FEATURES

- Substantial Three Bedroom Bay-Fronted Semi
- Three Reception Rooms Plus Downstairs WC
- Driveway and Detached Brick-Built Garage
- Catchment for Excellent Trafford Schools
- Much Larger Than Average with Period Features
- Generous Private Rear Garden
- Sought-After Tree-Lined Location
- No Onward Chain

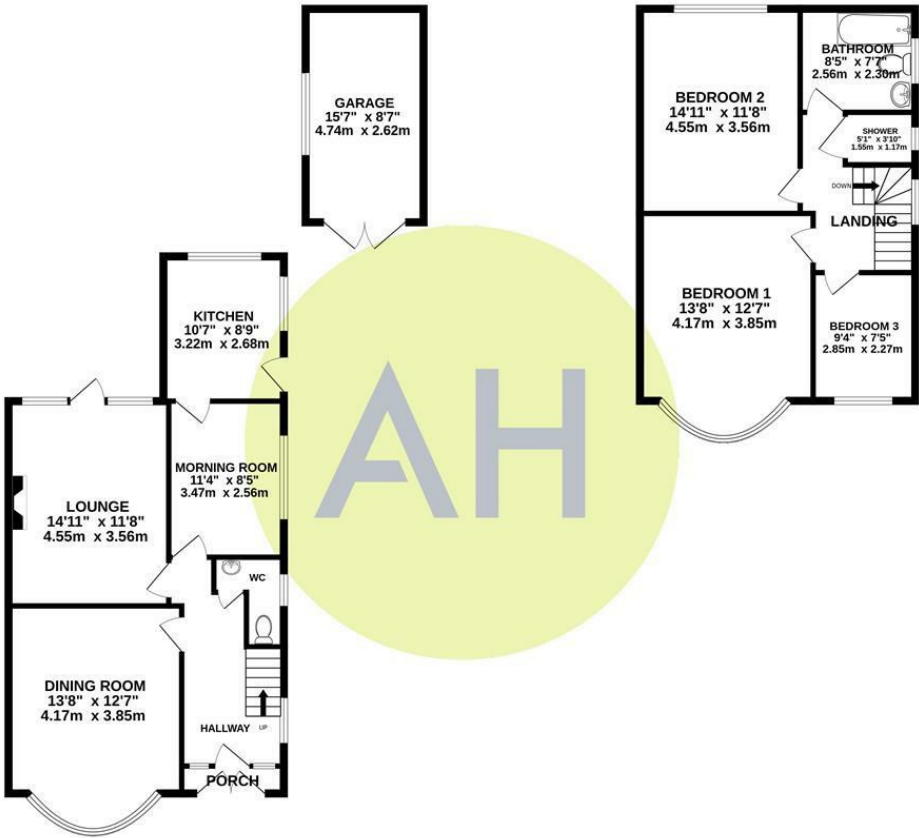






GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.

1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1405 sq.ft. (130.5 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.