



ASHWORTH HOLME
Sales · Lettings · Property Management



8 FIELD ROAD, M33 5PQ
£275,000



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DESCRIPTION

AN UNMISSABLE OPPORTUNITY TO PURCHASE THIS BEAUTIFULLY PRESENTED AND EXTENDED TWO-BEDROOM MID-TERRACE, PERFECTLY POSITIONED IN THE HEART OF ASHTON-ON-MERSEY VILLAGE.

This attractive home has been tastefully updated by the current owner and is ready to move into — offering the rare benefit of modern finishes without the cost or disruption of renovation works typically associated with homes of this era.

The property has been extended to the rear to provide a spacious and versatile dining room, creating an ideal space for entertaining or family use. The full accommodation comprises: a spacious lounge, a stylish fitted kitchen, and the extended dining room with doors opening onto the SOUTH FACING rear garden.

Upstairs, there are two double bedrooms and a contemporary 'Jack & Jill' style bathroom, accessible from both rooms. Externally, the rear garden has been beautifully landscaped to create a low-maintenance outdoor space, perfect for relaxing and entertaining during the warmer months.

Located just steps from the wide range of amenities in Ashton-on-Mersey Village, including independent shops, restaurants, and larger chains such as the Co-op and Tesco. A residents' permit parking scheme operates on Field Road, helping to ensure convenient parking for homeowners.

This is a fantastic opportunity to acquire a stylish and extended home in a prime village location. Early viewing is highly recommended to avoid disappointment.

KEY FEATURES

- Extended two-bedroom mid-terrace home
- Dining room forms part of a rear extension
- Contemporary 'Jack & Jill' style bathroom
- Prime Ashton-on-Mersey Village location
- Stylish fitted kitchen with separate dining room
- Spacious lounge with modern decor throughout
- landscaped South facing rear garden
- Ready to move into

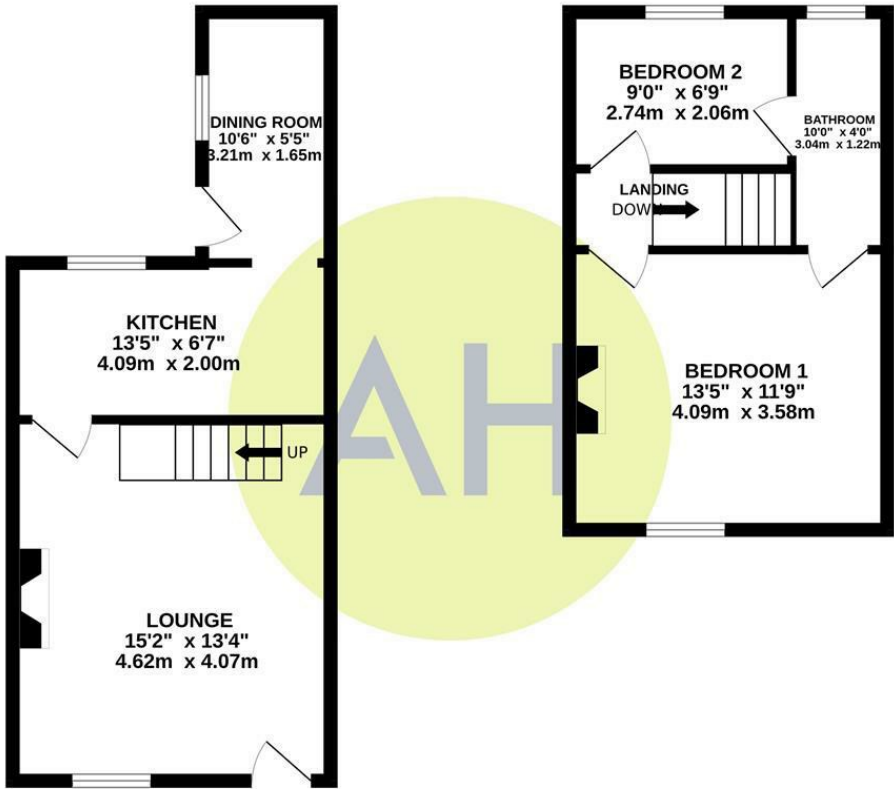






GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.

Made with Metaplan (2022)

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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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK



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.