



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



**74 CRANLEIGH DRIVE, M33 3PS**  
**£475,000**



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## DESCRIPTION

A WELL-MAINTAINED AND EXTENDED THREE-BEDROOM SEMI-DETACHED HOME OFFERING SPACIOUS ACCOMMODATION THROUGHOUT, INCLUDING A SEPARATE DINING AREA AND A MUCH LARGER THAN AVERAGE REAR GARDEN. SOLD WITH NO ONWARD CHAIN AND FREEHOLD.

This impressive property has been thoughtfully extended to the ground floor and features a welcoming entrance hallway, a stylish newly fitted kitchen, a spacious lounge, and a separate dining area leading to a bright conservatory that opens onto the expansive rear garden. Additional ground floor highlights include a useful downstairs WC and a large integral garage providing excellent storage or potential for conversion (subject to consent).

Upstairs, there are three well-proportioned bedrooms and a modern shower room. The property benefits from gas central heating and double glazing throughout.

Externally there is a gated and secure block paved driveway to the front that provides ample off-road parking. To the rear, the garden is significantly larger than average, featuring a newly flagged patio area and a generous lawn—ideal for outdoor dining, entertaining, or family use.

Located just off Brooklands Road, the property enjoys a popular and convenient setting within easy reach of Sale Town Centre (approximately 1.7 miles), Manchester Airport, Wythenshawe Hospital, and excellent transport links. Please note the property falls within catchment for Trafford Schools. Please note we always advise checking with local schools as catchment areas do change. NO CHAIN. FREEHOLD.

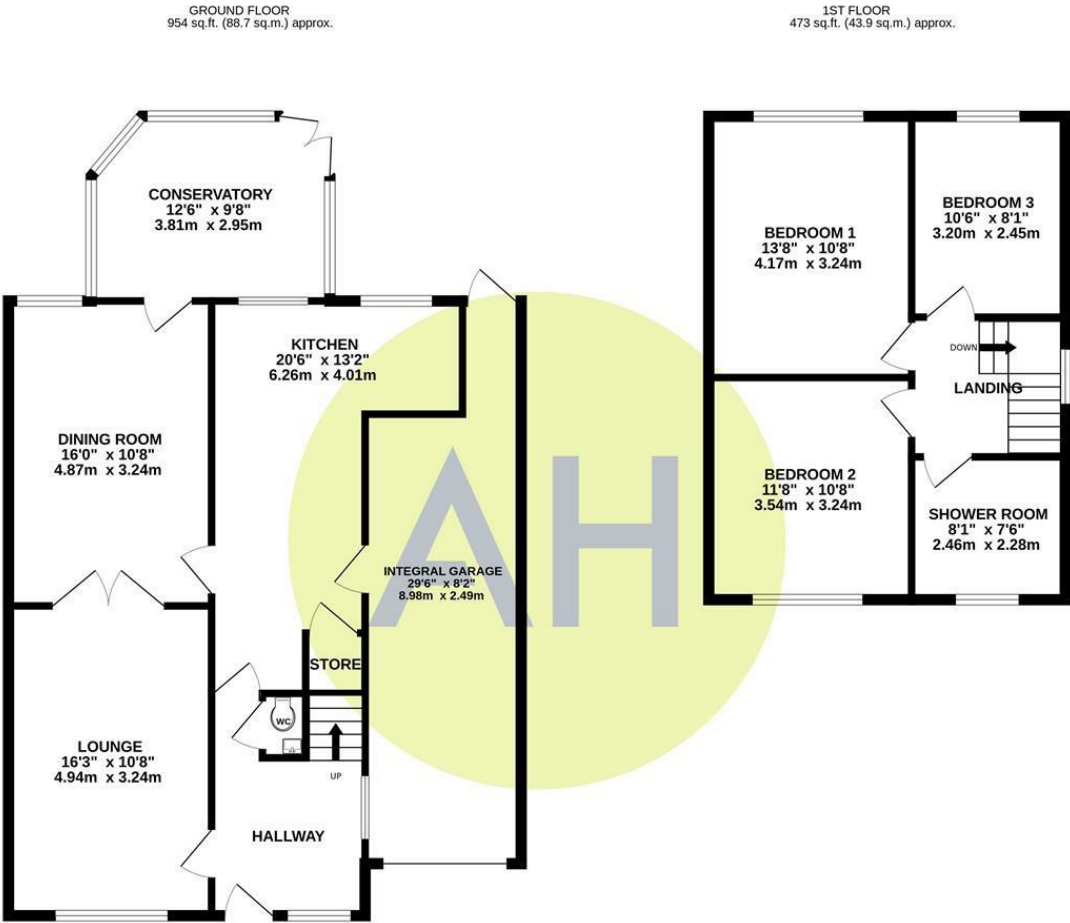
## KEY FEATURES

- Extended three-bedroom semi-detached home
- Newly fitted kitchen & modern shower room
- Integral garage with conversion potential
- Gated driveway with ample off-road parking
- Separate lounge, dining area, and conservatory
- Useful downstairs WC
- Generous rear garden
- Freehold & no onward chain









TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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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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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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.