



ASHWORTH HOLME
Sales · Lettings · Property Management



1 WESTCOURT ROAD, M33 6PG
£599,950



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DESCRIPTION

A SPACIOUS FOUR BEDROOM DETACHED EXTENDING TO OVER 1500-SQFT THAT FORMS PART OF A PRIME TREE-LINED LOCATION CLOSE TO PARK ROAD PRIMARY AND SALE TOWN CENTRE.

Occupying a generous corner plot in one of Sale's most sought-after tree-lined streets, this well-proportioned four-bedroom detached home offers over 1500 sq ft of accommodation (including the detached garage). Ideally positioned close to the amenities of Sale Town Centre and falling within the catchment area for Outstanding local schools, including Park Road Primary, this is a perfect opportunity for families seeking space, potential, and a fantastic location.

Internally, the property is well laid out and offers two spacious reception rooms, a dining kitchen, and a recently replaced main roof - providing peace of mind for years to come. A downstairs WC/shower room adds to the practicality, and there's exciting potential to extend, subject to the relevant permissions.

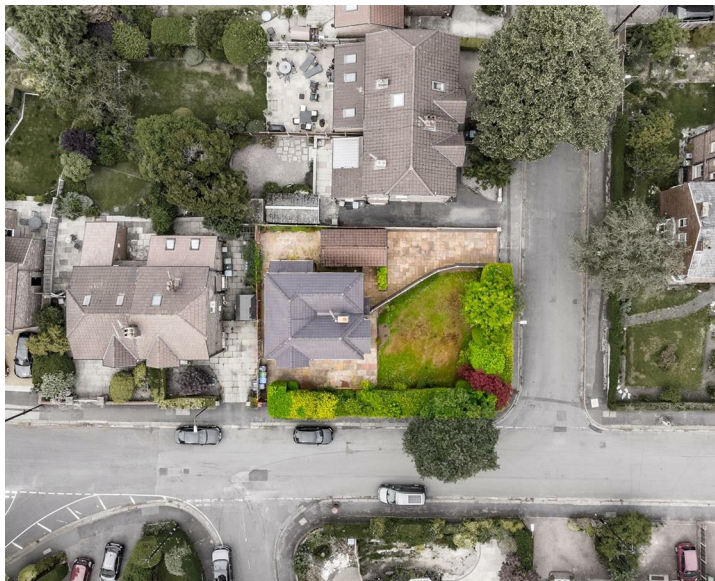
In brief, the accommodation comprises: Entrance hallway, shower room with WC, spacious lounge, separate dining room, and a well-sized dining kitchen. To the first floor, there are four bedrooms, a family bathroom, and a separate WC. Externally, the home enjoys mature and private gardens to the side and rear, mainly laid to lawn, along with a driveway providing off-road parking and a detached single garage.

Offered for sale with no onward chain, this is a rare opportunity to purchase a detached home in a prime location with genuine scope to create a forever family home.

KEY FEATURES

- Spacious four bedroom detached
- Park Road Primary catchment (outstanding)
- Downstairs shower room & WC
- Mature and private gardens to the side
- Over 1500 sq ft including detached garage
- Two receptions rooms & dining kitchen
- Newly replaced main roof
- Driveway & single detached garage

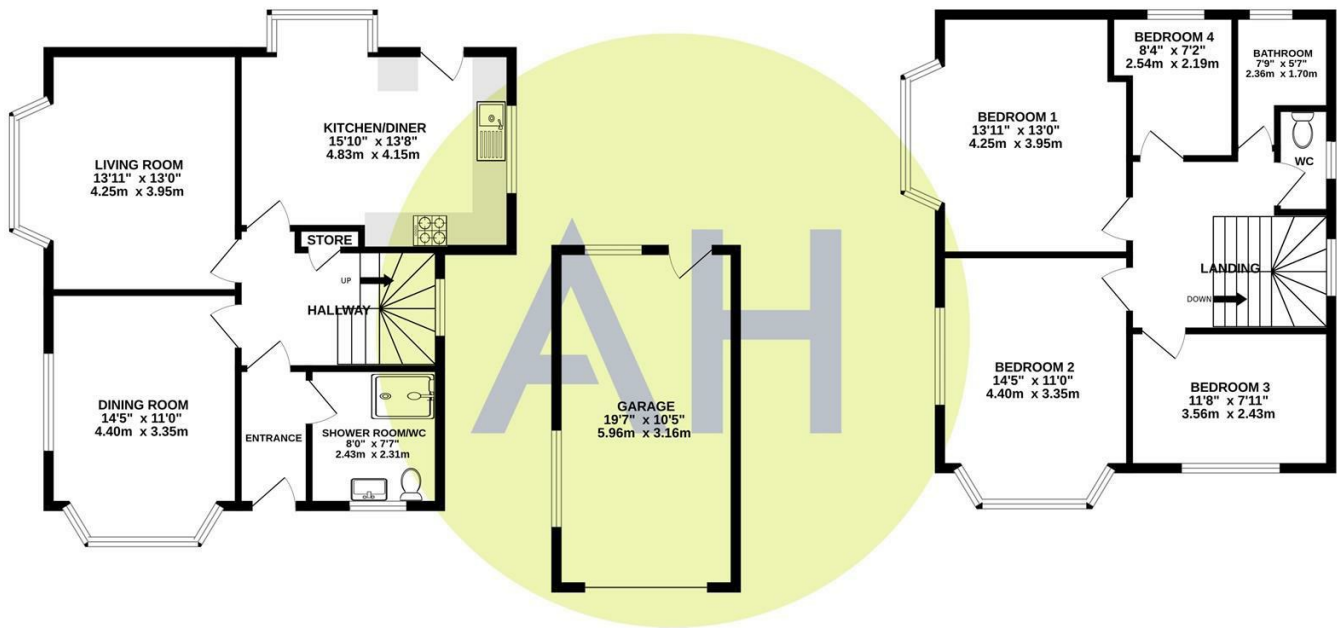






GROUND FLOOR
890 sq.ft. (82.6 sq.m.) approx.

FIRST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 1516 sq.ft. (140.8 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	
68	79
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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