



ASHWORTH HOLME
Sales · Lettings · Property Management



8 HARROW DRIVE, M33 3TB
£725,000



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DESCRIPTION

****CALL TO ARRANGE A SITE VISIT - VIDEO TOUR AVAILABLE**** A RARE OPPORTUNITY TO SECURE A COMPLETELY REFURBISHED FOUR BEDROOM FAMILY HOME AND HAVE AN INPUT INTO THE FINAL FINISHES

This impressive four bedroom semi-detached property is currently undergoing a full back-to-brick refurbishment to the highest standard, including a large ground floor extension, a full loft conversion, and the addition of a stylish garden room/office. Offered for sale well in advance of completion, the property provides prospective buyers with the unique opportunity to choose certain finishes such as kitchen design, bathroom tiles, and flooring, allowing them to tailor the property to their personal taste.

Tucked away in a quiet cul-de-sac in one of Sale's most sought-after locations, the property falls within the catchment areas of both Brooklands Primary School and Ashton-on-Mersey School, making it ideal for families. Once complete, the accommodation will comprise an entrance hallway, a bright lounge with bay window, a second well-proportioned reception room perfect as a playroom or teenage hangout, a contemporary downstairs shower room with WC, a separate utility room with sink, and a stunning open-plan living/dining kitchen spanning the rear of the house with sliding doors leading to the garden. To the first floor there will be three bedrooms and a beautifully appointed family bathroom, while the second floor will boast a luxurious master suite with en-suite shower room and WC.

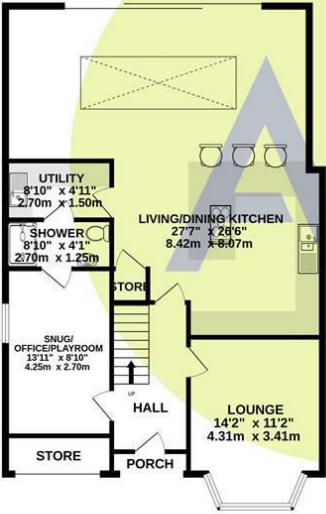
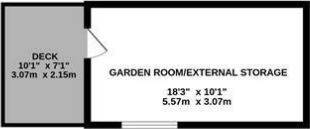
Externally, the rear garden will be mainly laid to lawn with an initial patio area and a versatile garden office/garden room complete with a deck—ideal for those working from home. The front provides further gardens and a driveway offering parking and access to a front storage room. Offered with no onward chain, this is a rare chance to purchase a fully refurbished family home in a prime location that is ready to be enjoyed for many years to come.

KEY FEATURES

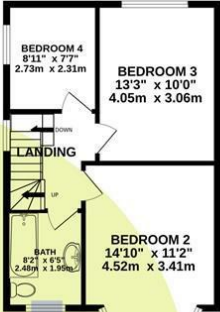
- Full back-to-brick refurbishment to a high standard
- Large ground floor extension with open-plan kitchen
- Chance to choose kitchen, tiles and flooring
- Garden office/garden room with deck
- Loft conversion with master suite and en-suite
- Sliding doors leading to the rear garden
- Utility room and downstairs shower room
- Quiet cul-de-sac within top school catchments



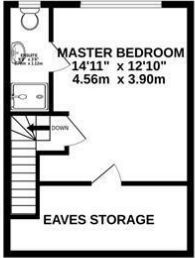
GROUND FLOOR
1222 sq.ft. (113.5 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 2008 sq.ft. (186.5 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	
Very energy efficient - lower running costs	Current Potential
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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.