



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



**14 ST. MARYS ROAD, M33 6SA**  
**£475,000**



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## DESCRIPTION

A BEAUTIFULLY PRESENTED THREE-BEDROOM PERIOD END OF TERRACE IN A HIGHLY SOUGHT-AFTER LOCATION, BURSTING WITH CHARACTER AND ORIGINAL FEATURES.

This charming and characterful period home offers spacious and well-balanced accommodation across two floors, blending original features with modern touches throughout.

To the ground floor, you'll find two generous reception rooms including a front lounge with a large bay window and open fire—perfect for cosy evenings—and a separate dining room which flows seamlessly into the kitchen. Please note off the dining room is a useful understairs storage cupboard. The kitchen itself is well appointed with integrated appliances and French doors leading out to the rear patio and garden. Upstairs, there are three bedrooms, including a particularly spacious master bedroom spanning the full width of the property, along with a modern bathroom. Externally, the property enjoys a mature and established rear garden, mainly laid to lawn with an initial paved patio—ideal for outdoor dining and entertaining. A driveway to the front provides convenient off-road parking.

The location is incredibly popular, placing the property within catchment for the highly regarded St Mary's Primary School and within easy walking distance of Sale Town Centre and its excellent range of shops, cafés, and transport links.

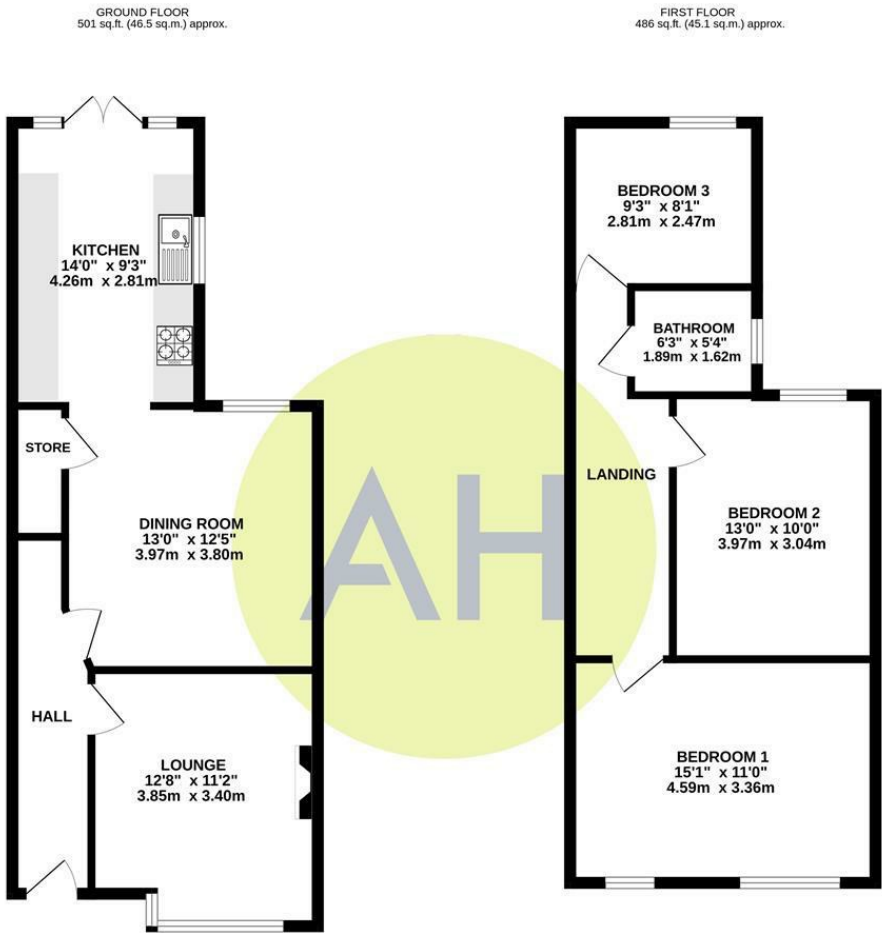
FREEHOLD

## KEY FEATURES

- Beautifully presented period end of terrace
- Two spacious reception rooms
- Three well proportioned bedrooms
- Mature rear garden with patio area
- Charming original features throughout
- Impressive kitchen with integrated appliances
- Highly sought after location
- Driveway to the front







TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.