



ASHWORTH HOLME
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19 BELMONT ROAD, M33 6HY
£465,000



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DESCRIPTION

A SPACIOUS 1240-SQFT FOUR-BEDROOM PERIOD PROPERTY IN A PRIME LOCATION, JUST MOMENTS FROM PARK ROAD PRIMARY SCHOOL AND WITHIN EASY WALKING DISTANCE OF SALE TOWN CENTRE.

Positioned on the ever-popular Belmont Road, this attractive period semi offers four bedrooms, with accommodation over three floors, off-road parking and a good-sized rear garden—all within catchment for the outstanding Park Road Primary School.

The layout is ideal for family living, with a welcoming entrance hallway, bay-fronted lounge, separate dining room, and a generous breakfast kitchen at the rear with direct access to the garden. Upstairs, the first floor offers three bedrooms and a family bathroom, while the top floor features a fourth bedroom along with an additional shower room—perfect for guests, older children or a home office setup. Outside, the rear garden is mainly laid to lawn with an initial patio area, while the front of the property includes walled gardens and a driveway providing off-road parking for one vehicle.

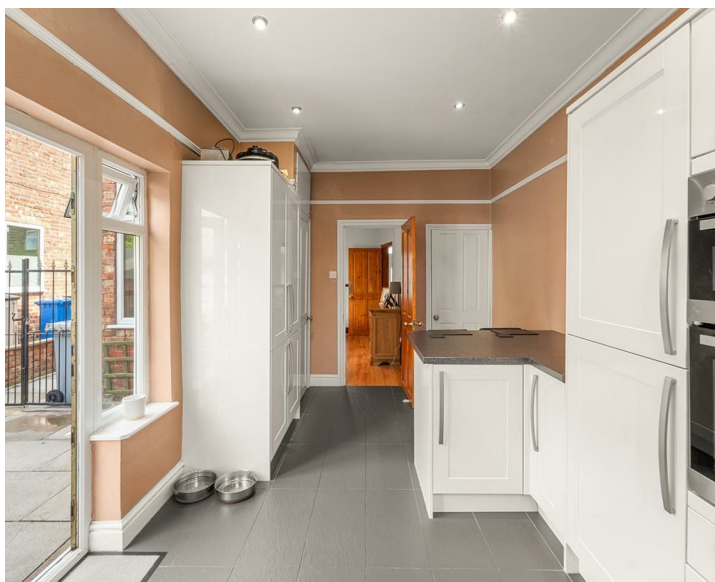
The home benefits from gas central heating and double glazing throughout, and retains the proportions and charm expected of a property of this era.

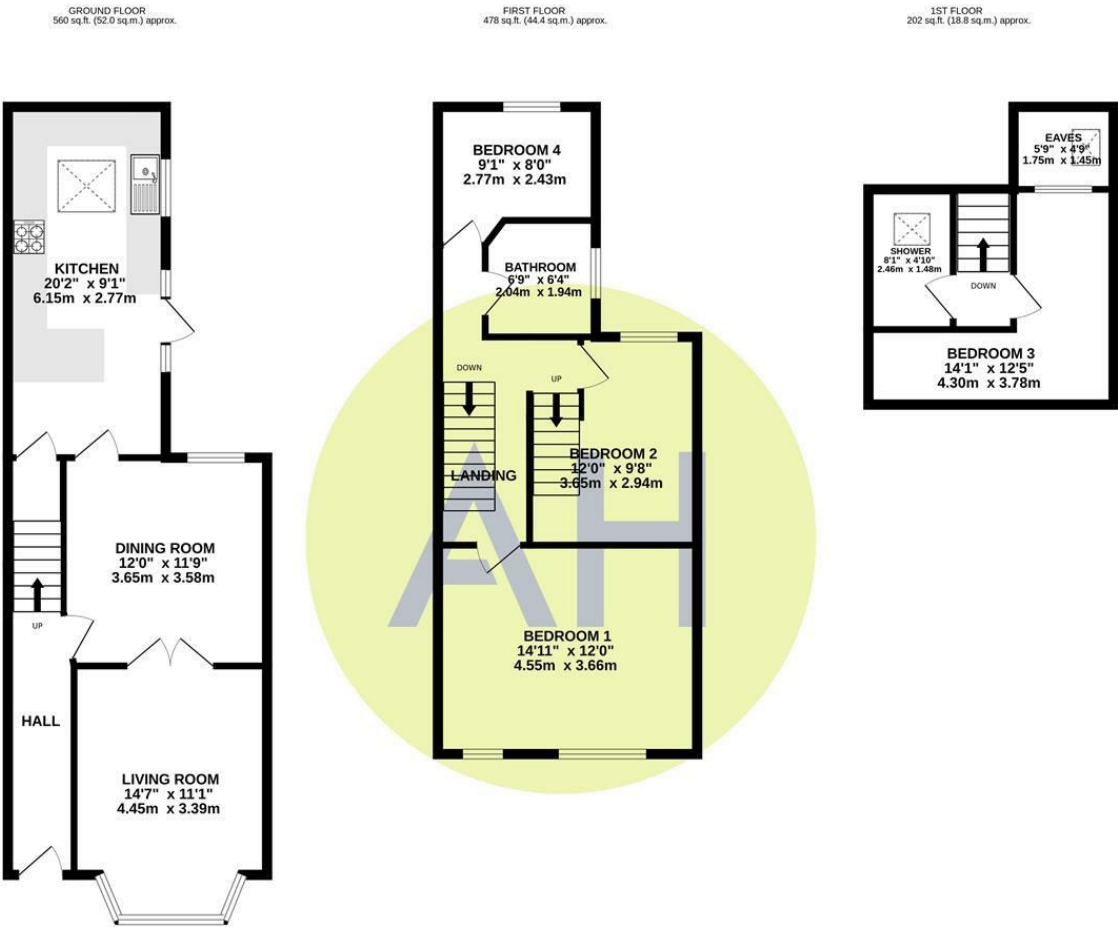
A fantastic opportunity to secure a spacious period home in one of Sale's most sought-after residential locations.

KEY FEATURES

- Attractive four-bedroom period semi-detached
- Sought-after location on Belmont Road
- Bay-fronted lounge and separate dining room
- Two bathrooms
- Accommodation arranged over three floors
- Catchment for Park Road Primary
- Spacious dining kitchen with garden access
- Off-road parking and a generous rear garden



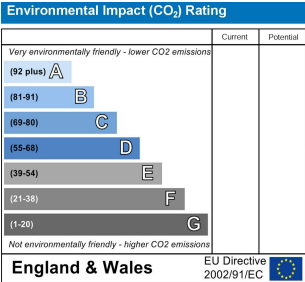
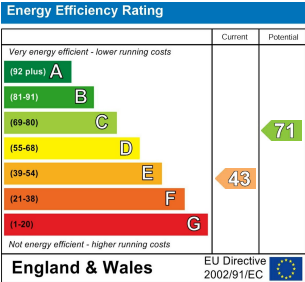




TOTAL FLOOR AREA: 1240 sq.ft. (115.2 sq.m.) approx.

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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