



ASHWORTH HOLME
Sales · Lettings · Property Management



38 ST. MARTINS ROAD, M33 5PZ
£520,000



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DESCRIPTION

AN EXCEPTIONALLY WELL-PRESENTED AND CONSIDERABLY LARGER-THAN-AVERAGE THREE-BEDROOM SEMI-DETACHED HOME, OFFERING 1108 SQFT OF STYLISH ACCOMMODATION IN A HIGHLY SOUGHT-AFTER LOCATION, JUST MOMENTS FROM THE MANY AMENITIES OF ASHTON-ON-MERSEY VILLAGE.

This superb family home benefits from a stunning open-plan dining kitchen with central island and bi-folding doors to the rear, a separate utility room, a large lounge with window to the front aspect, three larger-than-average bedrooms, a single garage and ample off-road parking.

Situated in a prime position, the property is just a short stroll from Ashton-on-Mersey Village, with its mix of independent shops, restaurants and larger convenience stores such as Co-op and Tesco. The area is also renowned for its outstanding schools, including Ashton-on-Mersey Secondary School.

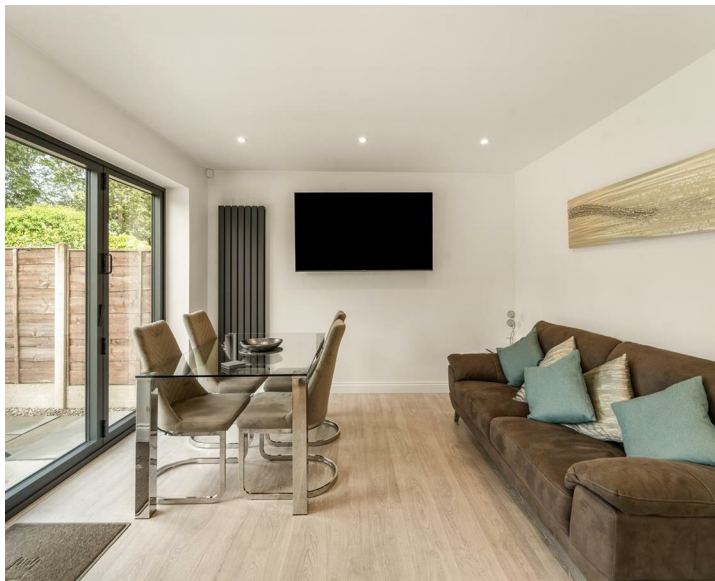
In brief, the accommodation comprises a welcoming entrance hallway, lounge, open-plan dining kitchen complete with central island, integral appliances, a skylight window and bi-folding doors opening directly onto the large rear garden. Additionally, there is a separate utility and a downstairs WC. To the first floor there are three much larger-than-average bedrooms together with a highly impressive contemporary shower room. Externally, the rear garden enjoys an open aspect and is mainly laid to lawn with a generous initial patio, panelled fencing and outdoor lighting. To the front, a block-paved driveway provides ample off-road parking and leads to a garage offering excellent storage. The home further benefits from gas central heating and double glazing throughout.

Homes of this quality rarely come to market and we recommend acting quickly to avoid disappointment.

KEY FEATURES

- Much larger than average 3 bed semi-detached
- Over 1100-SQFT of living space over 2 floors
- Stunning open plan dining kitchen with island
- Utility and separate downstairs WC
- Considerably larger than average property
- 'Turn Key' condition throughout
- Large garden with patio and lighting
- Ample parking and single garage



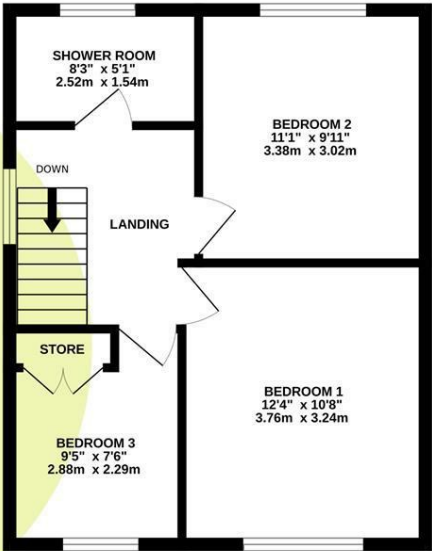




GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.

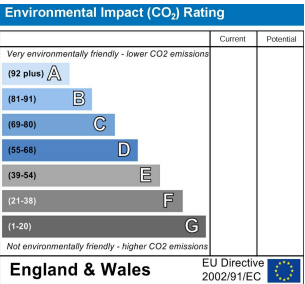
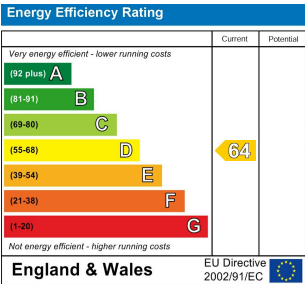


1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (103.0 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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ASHWORTH HOLME

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