



ASHWORTH HOLME
Sales · Lettings · Property Management



164 BROAD ROAD, M33 2FY
£425,000



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1



2



DESCRIPTION

A LARGER-THAN-AVERAGE THREE-BEDROOM SEMI-DETACHED FAMILY HOME IN A HIGHLY SOUGHT-AFTER LOCATION ON THE TREE-LINED BROAD ROAD

This superb family home is well set back from the road and features generously proportioned rooms, a large frontage, a single garage, and a good-sized rear garden. The property benefits from gas central heating and double glazing throughout, and offers excellent potential for further development (subject to relevant permissions).

The location is one of the most desirable in Sale, just a short walk from Sale Moor Village in under 10 minutes, and around 15 minutes' walk along the Bridgewater Canal towpath into Sale Town Centre. Transport links are excellent, with Brooklands Metrolink nearby and easy access to junction 6 of the M60 motorway network. Families will also appreciate the property falling within the catchment for several highly regarded schools, including Sale Grammar School.

In brief, the accommodation comprises: entrance hallway, lounge, dining room, and kitchen to the ground floor. To the first floor there are three bedrooms, a bathroom, and a separate WC.

Externally, the rear garden is mainly laid to lawn, while the front provides a gated concrete-stamped driveway offering off-road parking and access to the single garage.

Offered for sale with no onward chain. FREEHOLD.

KEY FEATURES

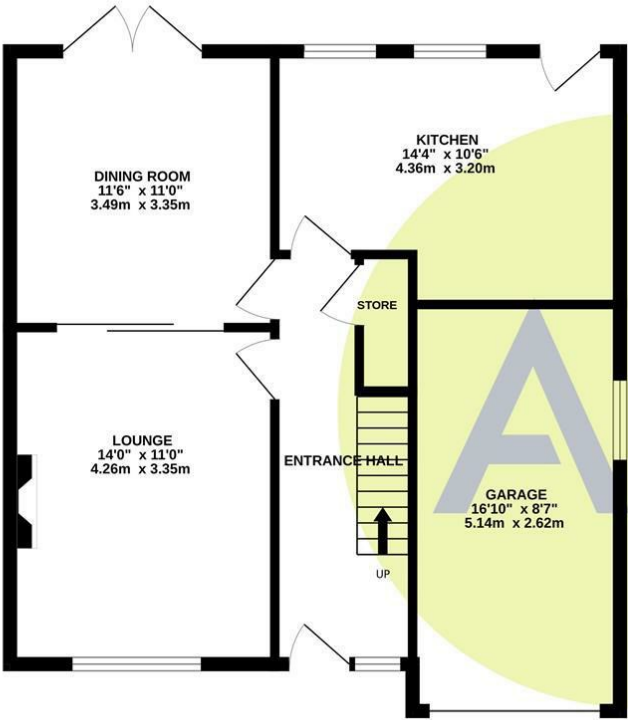
- Much larger-than-average semi-detached
- Huge development potential (STPP)
- Close to amenities and transport links
- Set back from the road (large frontage)
- Highly sought after Broad Road location
- Sold with NO ONWARD CHAIN
- Garage and ample off road parking
- Freehold



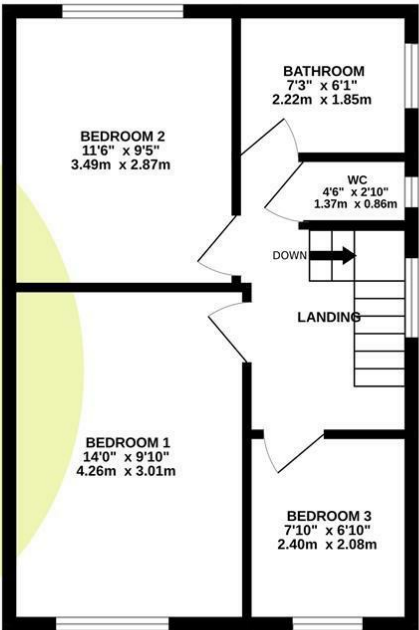




GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



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



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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		
	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		
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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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK



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.