



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



**30 GAYDON ROAD, M33 5DY**  
**£475,000**



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## DESCRIPTION

A SUBSTANTIAL THREE BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING AN EXCEPTIONALLY GENEROUS CORNER GARDEN PLOT WITH EXCELLENT POTENTIAL TO EXTEND. BEAUTIFULLY PRESENTED THROUGHOUT WITH EXTENSIVE GARDENS, DRIVEWAY AND DETACHED GARAGE.

This superb family home offers a rare opportunity to acquire a spacious three bedroom property occupying a magnificent corner plot, with gardens to the front, side and rear. The unusually generous plot is one of the property's key features, offering considerable scope to extend the accommodation, subject to the necessary consents.

The current owners have undertaken extensive cosmetic improvements, creating a beautifully presented home ready for occupation. These include replacement carpets, redecoration, replastering and replacement internal doors, together with significant improvements to the gardens and external areas.

The accommodation extends to approximately 1,138 sq. ft. and features an entrance hallway, spacious lounge, separate dining room and fitted kitchen. To the first floor are three well proportioned bedrooms, a shower room and separate WC. Externally, the property really comes into its own. The delightful gardens wrap around three sides of the house and have been beautifully maintained, featuring established lawns, mature hedging providing privacy and attractive shrubs and planting. The generous plot offers a wonderful setting for family living and excellent potential for further extension. A driveway to the side provides off road parking and leads to a detached single garage.

The property occupies a highly regarded residential location within easy reach of Sale and Ashton-on-Mersey. It is particularly well placed for the excellent schools for which Trafford is renowned, including the ever popular Ashton-on-Mersey School and Firs Road Primary School, together with local shops, amenities and transport links.

## KEY FEATURES

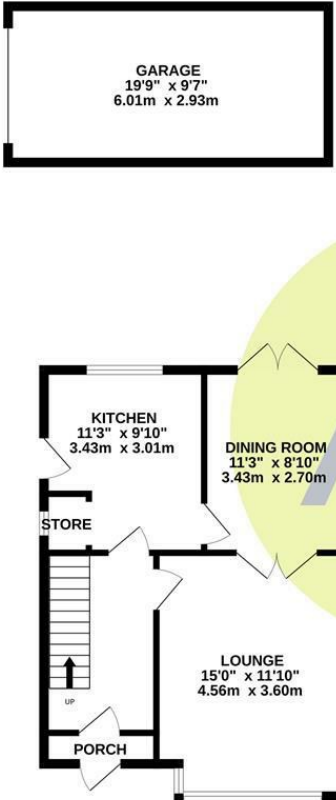
- Substantial three bedroom semi detached home
- Magnificent corner garden plot
- Huge potential to extend, subject to consents
- Recently updated and beautifully presented
- Spacious lounge and separate dining room
- Beautifully maintained mature gardens
- Driveway and detached single garage
- Sought after location close to excellent schools



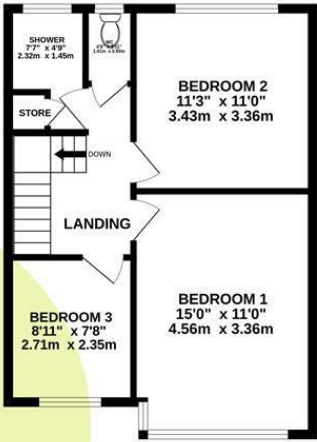




GROUND FLOOR  
664 sq.ft. (61.6 sq.m.) approx.



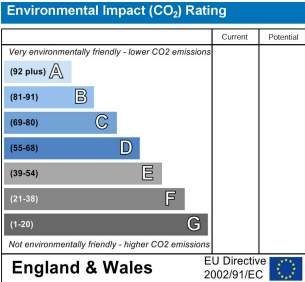
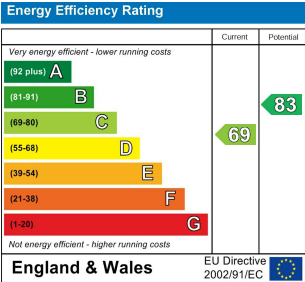
1ST FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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 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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