



ASHWORTH HOLME
Sales · Lettings · Property Management



35 STANLEY MOUNT, M33 4AF
£775,000



4



2



3



DESCRIPTION

A SIMPLY STUNNING FOUR BEDROOM FAMILY HOME, BEAUTIFULLY PRESENTED THROUGHOUT AND POSITIONED IN ONE OF SALE'S MOST SOUGHT AFTER RESIDENTIAL LOCATIONS JUST OFF WALTON ROAD.

This superb home offers over 1500-SQFT of thoughtfully designed accommodation, perfectly suited to modern family living. The standout feature is the impressive open plan living/dining kitchen spanning over 21ft with a central island, three large Velux windows flooding the space with natural light and full-width bi-folding doors opening directly onto the beautifully maintained rear garden. In addition, there are two further separate reception rooms creating the ideal setup for growing families needing flexibility for formal living, play space or a home office.

The location is exceptional, tucked away just off Walton Road and within a moments walk of Walton Park and the picturesque Bridgewater Canal towpath. The property also sits within the catchment for highly regarded schools including Brooklands Primary School, local Grammar Schools, Ashton-on-Mersey School and Sale High School. Sale Town Centre, Stanley Square and the Metrolink are all easily accessible, making this an ideal long-term family home.

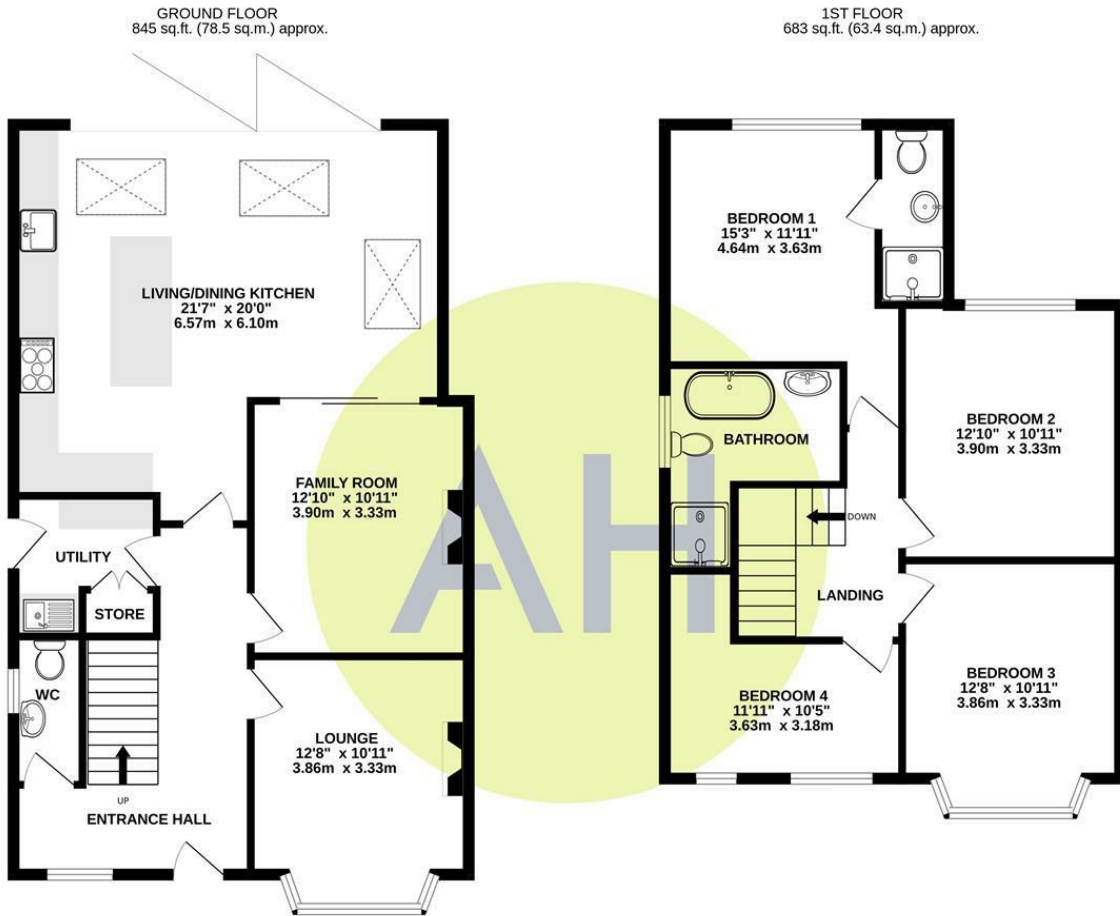
In brief the accommodation comprises: Welcoming entrance hallway, downstairs WC, useful utility room, spacious front lounge, separate family room and the outstanding open plan living/dining kitchen with central island and bi-folding doors overlooking the rear garden. To the first floor there are four excellent bedrooms, the principal bedroom enjoying en suite facilities, alongside a stylish family bathroom. Externally the property enjoys a huge, beautifully maintained rear garden ideal for families and entertaining. This is a truly outstanding family home in a location that rarely disappoints.

KEY FEATURES

- Four bedroom semi-detached family home
- Stunning open plan living/dining kitchen with island
- Breathtaking & well maintained rear garden
- Highly sought after location off Walton Rd
- Ample off road parking to the front
- Over 1500-SqFT of beautiful accommodation
- Two spacious receptions, utility & WC
- Master bedroom with en-suite
- Presented to the highest of standards
- Fantastic school catchments







TOTAL FLOOR AREA : 1527 sq.ft. (141.9 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.
Made with Metropix ©2026

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	



ASHWORTH HOLME

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.