



ASHWORTH HOLME
Sales · Lettings · Property Management



42 ST. MARTINS ROAD, M33 5PZ
£565,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED & EXTENDED FOUR-BEDROOM SEMI-DETACHED HOME WITH A STUNNING OPEN REAR ASPECT OVERLOOKING FIELDS - NO ONWARD CHAIN!

Positioned on the ever-popular St Martins Road, just moments from the heart of Ashton-on-Mersey Village, this superbly extended family home offers generous, flexible living space, a larger than average garden, and open rear views across the fields—perfect for those seeking a peaceful yet convenient setting.

To the ground floor, the accommodation comprises an entrance porch, a welcoming hallway, a spacious lounge, and a stunning open-plan dining kitchen complete with a central island and garden views. In addition, there's a separate office with garden access, a playroom, and a downstairs WC—ideal for busy family life. Upstairs, the property offers four well-proportioned bedrooms, a stylish family bathroom, and a useful additional shower room with WC. Externally, the rear garden is a real highlight—generous in size, well maintained, and enjoying an open aspect over fields. It features a lawn and an initial patio seating area, all enclosed by secure panel fencing. To the front, there is a driveway providing off-road parking and a further garden area.

Situated close to outstanding local schools, excellent transport links, and the shops and cafés of Ashton Village, this is an ideal home for families looking for space, location, and lifestyle.

Gas central heating and double glazing throughout. Freehold. Trafford Council Tax Band: D.

KEY FEATURES

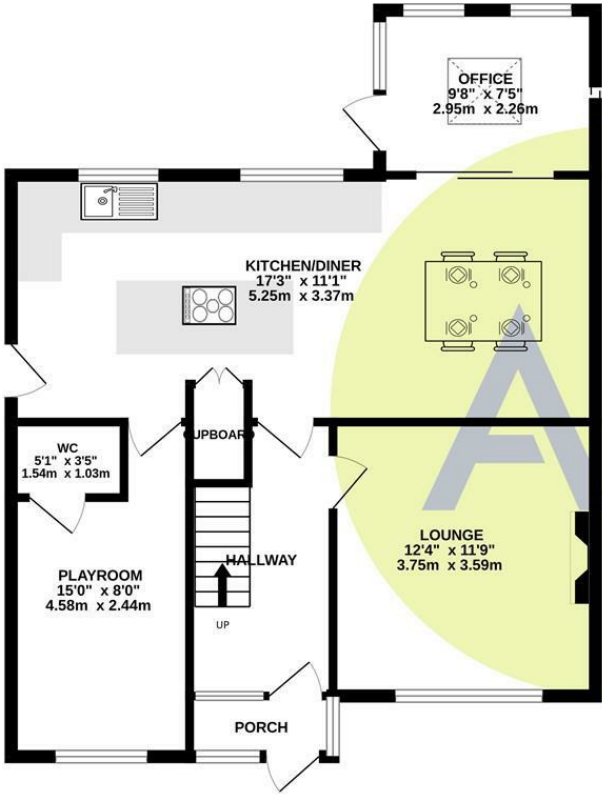
- Extended four-bed semi with field views
- Three reception areas: lounge, office & playroom
- Larger than average rear garden with patio
- Moments from Ashton Village & top Trafford schools
- Stunning open-plan dining kitchen with island
- Two bathrooms including separate shower room
- Driveway and front garden with off-road parking
- No onward chain - Freehold



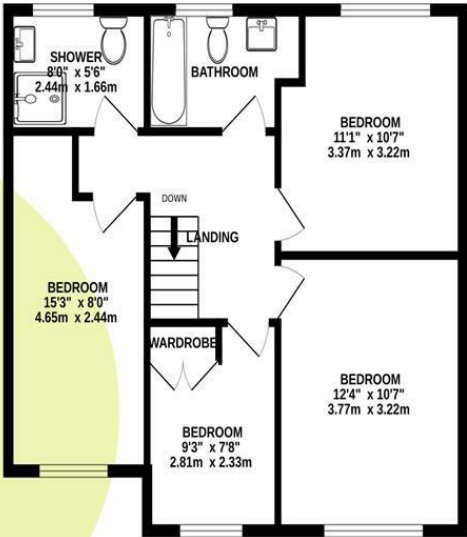




GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (121.9 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.
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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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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.