



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



**89 FIRS ROAD, M33 5FJ**  
**£499,500**



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## DESCRIPTION

A BEAUTIFULLY PRESENTED AND CONSIDERABLY LARGER THAN AVERAGE TRADITIONAL BAY-FRONTED THREE BEDROOM SEMI-DETACHED HOME, EXTENDED TO THE GROUND FLOOR TO CREATE A STUNNING OPEN-PLAN LIVING, DINING AND KITCHEN SPACE WITH BI-FOLDING DOORS OPENING ONTO THE REAR GARDEN.

The property has been comprehensively renovated throughout by the current vendors and is presented in excellent condition!

Ideal for buyers seeking a home that is ready to move straight into, this superb property offers the space and layout of a modern family home without the cost or disruption of renovation works.

The accommodation includes a separate front lounge with bay window, an impressive open-plan living/dining kitchen with central island, Velux windows and bi-folding doors, along with a useful utility room/WC. To the first floor there are three well-proportioned bedrooms, a family bathroom and a separate WC. Externally, there is a large rear garden with patio and lawn, front gardens, a driveway providing off-road parking and a detached single garage.

The property forms part of a highly regarded location within easy walking distance of Ashton-on-Mersey village and is exceptionally well placed for schooling, including Firs Road Primary (Ofsted Outstanding), with catchment for Ashton-on-Mersey School and Sale Grammar.

Early viewing is highly recommend in order to avoid disappointment. FREEHOLD

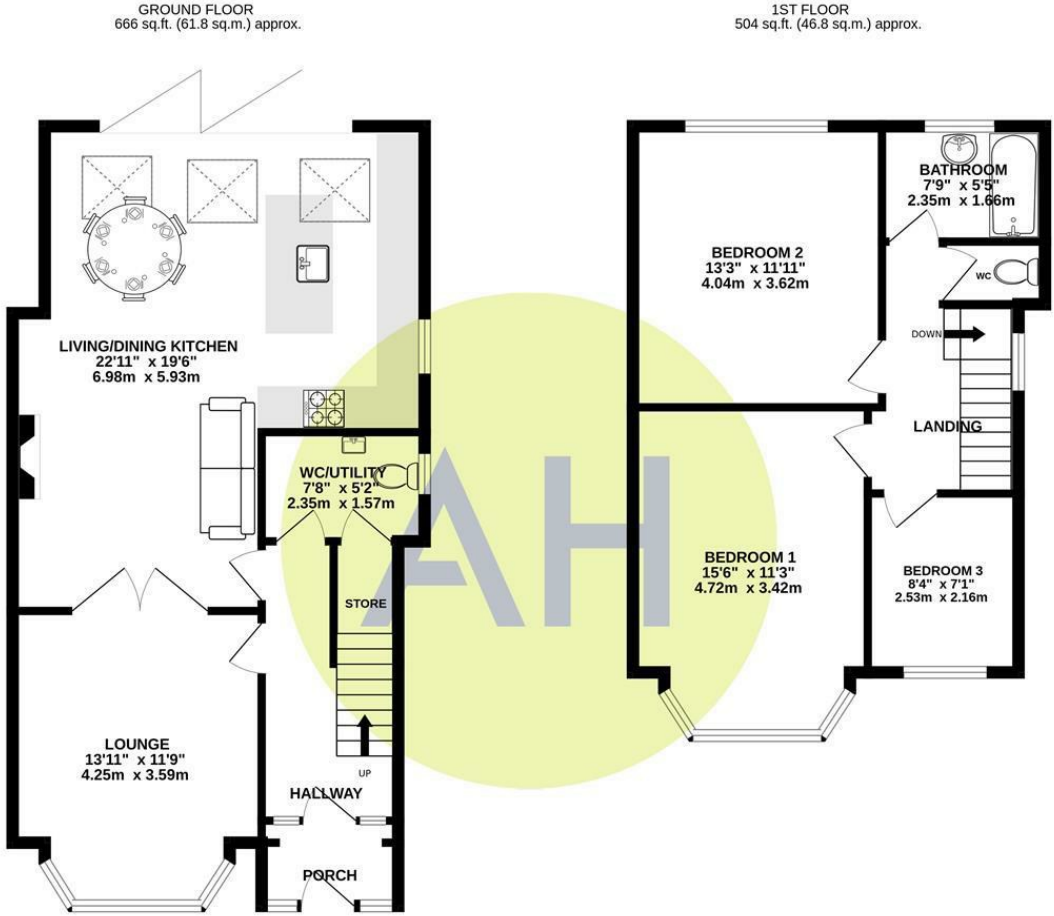
## KEY FEATURES

- Extended bay-fronted three bed semi-detached
- Fully renovated and ready to move into
- Stunning open-plan living/dining kitchen
- Bi-folding doors & central island
- Separate lounge with bay window
- Large rear garden with patio area
- Driveway parking and detached garage
- Excellent school catchments









TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.