



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



**9 CLOUGH AVENUE, M33 4HX**  
**£525,000**



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## DESCRIPTION

A TRULY OUTSTANDING EXTENDED FAMILY HOME, BEAUTIFULLY PRESENTED THROUGHOUT AND OCCUPYING A GENEROUS PLOT WITH A STUNNING, PRIVATE REAR GARDEN, IDEALLY POSITIONED WITHIN THE CATCHMENT AREA OF TRAFFORD'S HIGHLY REGARDED SCHOOLS.

Ashworth Holme are delighted to present this exceptional extended semi-detached home, offering approximately 1153-SQFT of beautifully appointed accommodation that has been enhanced by both side and rear extensions, creating a superb home ideal for modern family living.

Presented to an excellent standard throughout, the accommodation begins with an entrance hallway leading to a highly versatile reception room created as part of the side extension. Currently utilised as a fourth bedroom, this space would also make an excellent home office, playroom or additional sitting room. The heart of the home is undoubtedly the impressive dining kitchen, fitted with an attractive range of units and opening into a superb rear living area. Flooded with natural light from Velux roof windows and double doors opening onto the garden, this wonderful space provides the perfect setting for everyday family life and entertaining. Further ground floor accommodation includes a separate utility room and downstairs WC. To the first floor are three well-proportioned bedrooms, including two generous doubles, all served by a contemporary family bathroom. Externally, the property continues to impress. The rear garden is a particular feature, being mature, private and beautifully established, providing a wonderful outdoor space for relaxing or entertaining. To the front, a driveway provides off-road parking.

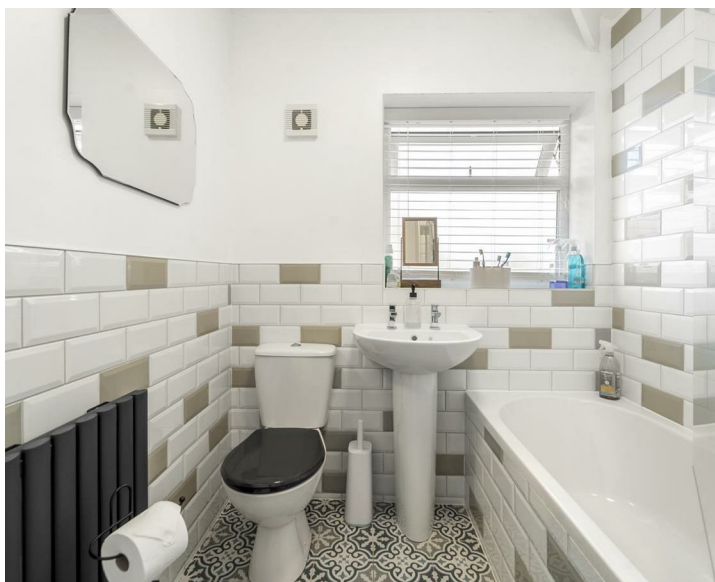
The property occupies a highly desirable location, well placed for Sale, Altrincham and excellent transport links, whilst falling within the catchment area of the outstanding schools for which Trafford is renowned.

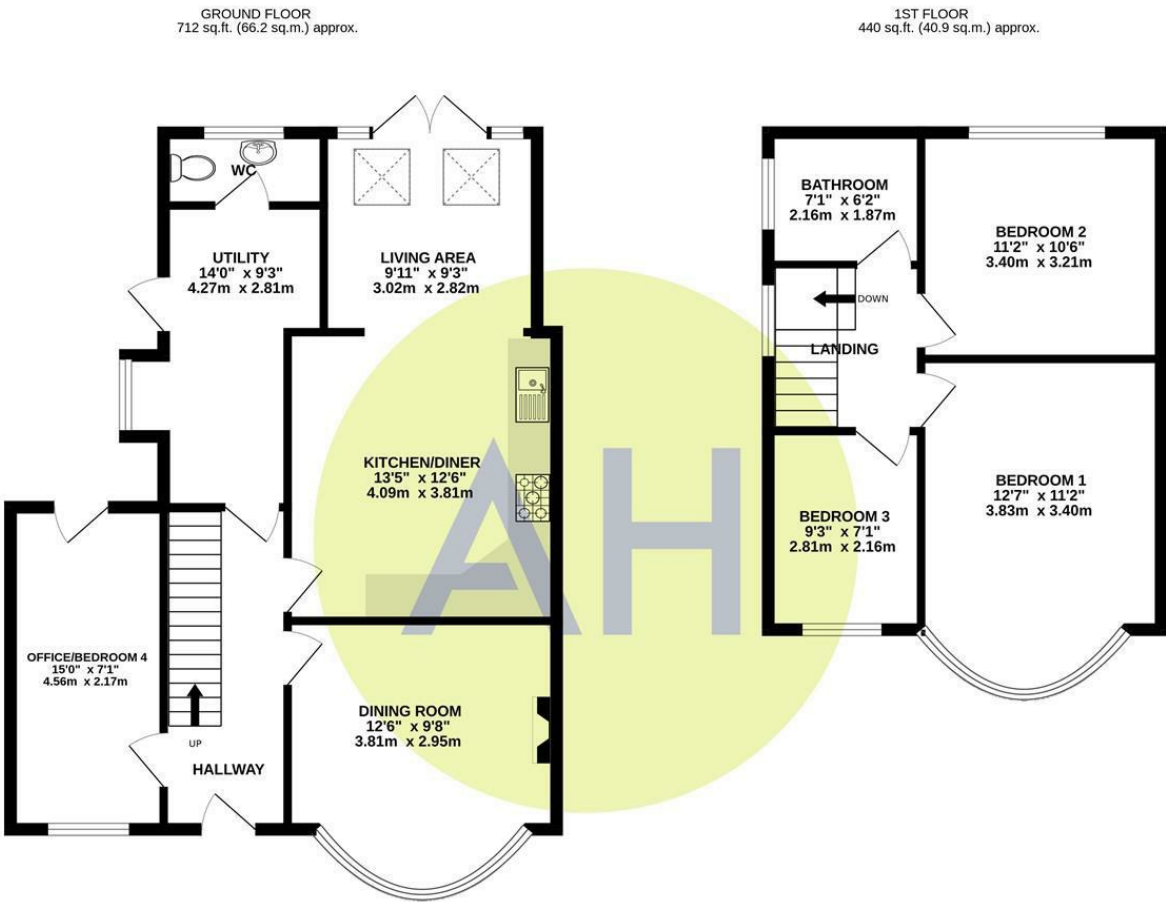
## KEY FEATURES

- Extended semi-detached family home
- Side and rear extensions
- Versatile home office/playroom
- Utility room & downstairs WC
- Approx. 1,153 SQFT of accommodation
- Three/four bedrooms
- Stunning open-plan dining kitchen
- Mature, private rear garden









TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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 <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |



# ASHWORTH HOLME

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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.