ASHWORTH HOLME
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£850,000

DESCRIPTION

6 SHERBROOKE CLOSE
M33 5SZ

£850,000

A WELL-PRESENTED FIVE BEDROOM DETACHED FAMILY HOME, OCCUPYING A PRESTIGIOUS CUL-DE-SAC DEVELOPMENT, WITH THREE RECEPTION ROOMS, TWO STUDY AREAS, A CONSERVATORY, DOUBLE GARAGE AND PRIVATE REAR GARDEN.

Forming part of a small enclave of detached homes, this property provides spacious and versatile accommodation extending to 2,358 sq ft. The house has been improved to a high standard, including a replaced family bathroom and en-suite serving the principal bedroom.

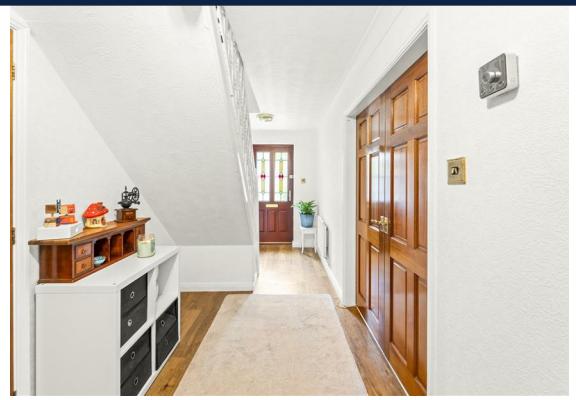
In brief, the accommodation comprises: an entrance hallway with downstairs WC, lounge, separate dining room and study. The kitchen/breakfast room provides space for informal dining and opens into a conservatory overlooking the garden. A utility room offers storage and access to the integral double garage.

To the first floor is a spacious principal bedroom with fitted wardrobes and a beautifully finished en-suite, together with four well-proportioned bedrooms. The former additional bathroom has been converted into a study/hobby room, ideal for home working or creative pursuits. A superb family bathroom, completely replaced and finished to a high standard, completes the accommodation.

Externally, the property is approached via a driveway providing off-road parking and access to the double garage. There is also an enclosed area to the side, ideal for dog owners or storage. The private rear garden is mainly laid to lawn with established boundaries and a paved patio for outdoor dining and entertaining.

Sherbrooke Close is a highly sought-after and peaceful cul-de-sac within walking distance of Ashton-on-Mersey School and well placed for Ashton-on-Mersey Village and Sale Town Centre. This substantial property represents an excellent opportunity for families seeking generous accommodation in a highly regarded location.







KEY FEATURES

- Substantial detached family home
- Five well-proportioned bedrooms
- Three separate reception rooms
- Two versatile study areas
- Spacious conservatory
- Newly fitted bathroom and en-suite
- Driveway and integral double garage
- Prestigious cul-de-sac location









KEY FEATURES



An impressive and very well-presented detached family home occupying a prime position within the prestigious Sherbrooke Close development. Offering five bedrooms, three reception rooms, two study areas and a generous conservatory, the property provides exceptionally spacious and versatile accommodation complemented by beautifully finished bathroom suites, ample off-road parking, an integral double garage and a private rear garden.

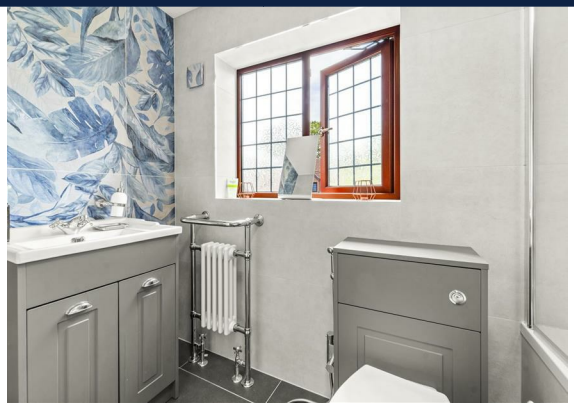






DIMENSIONS

SEE FLOOR PLAN FOR DIMENSIONS



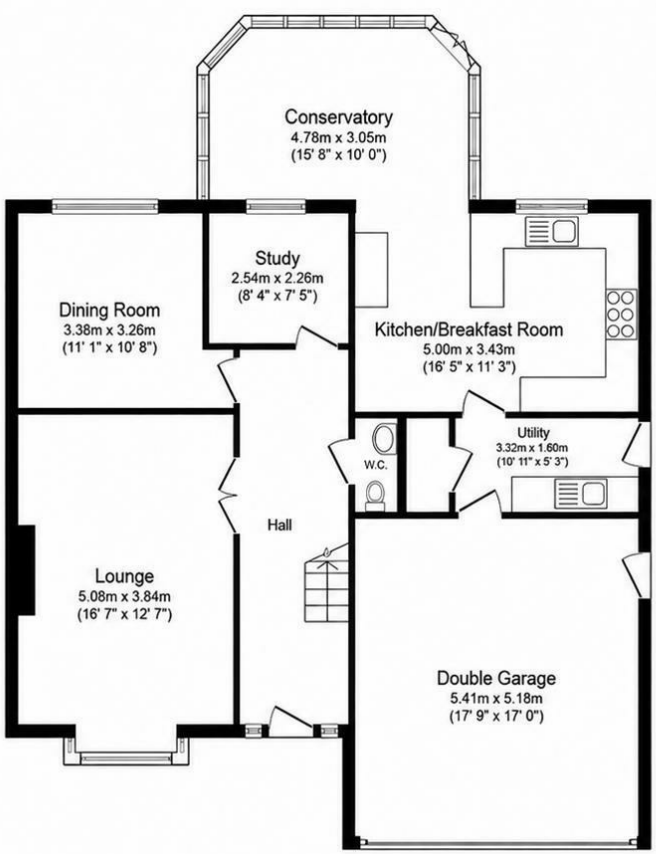




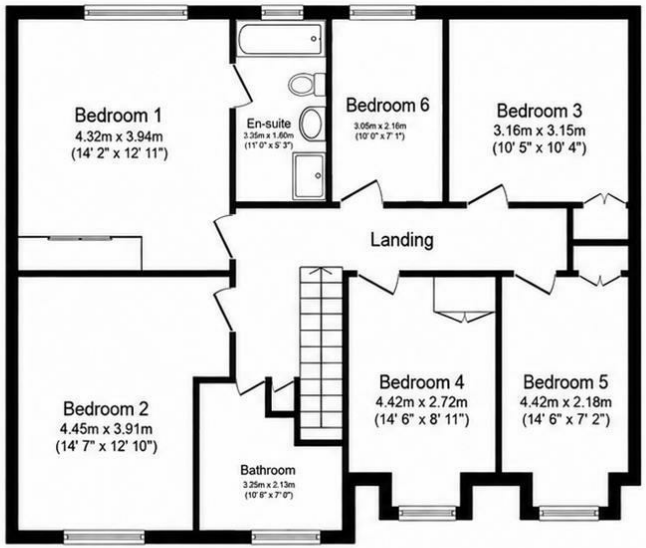
LOCATION

Sale is a vibrant and highly sought-after town, offering an excellent selection of local shops and amenities, with Tesco, Sainsbury's and M&S Food all well represented. The recently redeveloped Stanley Square has become a real focal point for the town, hosting a superb range of independent shops, bars and restaurants, complemented by many additional cafés and eateries within easy walking distance. The town is well served by the Sale Metrolink, providing direct access to Manchester City Centre, Altrincham and destinations further afield. The M60 Manchester orbital motorway also runs conveniently along the northern boundary of the town, offering easy access to the wider North West motorway network. The Trafford Centre, home to Selfridges, John Lewis, Marks & Spencer and a wealth of additional retail outlets, together with a multiplex cinema complex, is within easy reach. Manchester City Centre offers a wide range of cultural, leisure and specialist shopping facilities, while Manchester International Airport provides excellent worldwide connections. Trafford MBC is well regarded for its high standard of education, with several excellent schools located nearby.

FLOOR PLANS



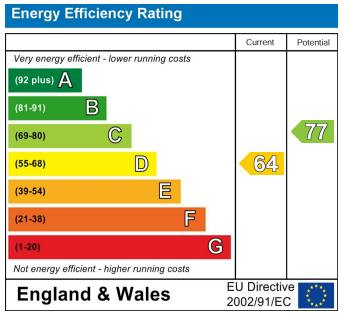
Ground Floor

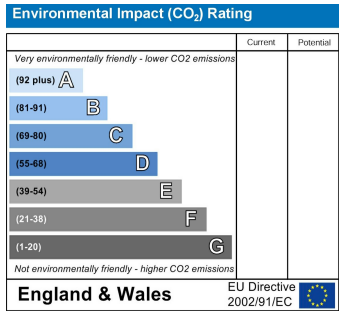


First Floor

Total floor area 219.0 m² (2,358 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.
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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.