



St. Martins Road, Sale, Ashton Upon Mersey, M33

Offers Over: £500,000

Freehold

Occupying a sought-after position on the ever-popular St. Martin's Road in Ashton upon Mersey, this beautifully extended three-bedroom semi-detached family home offers stylish and versatile accommodation within easy walking distance of Ashton upon Mersey Village. Ideally located close to outstanding local schools, Ashton Park and a fantastic selection of shops, cafés and everyday amenities, the property is perfectly suited to modern family living.

To the front of the property is a generous paved driveway providing off-road parking for several vehicles. Practical external features include an outdoor water tap and electric power points, adding further convenience.

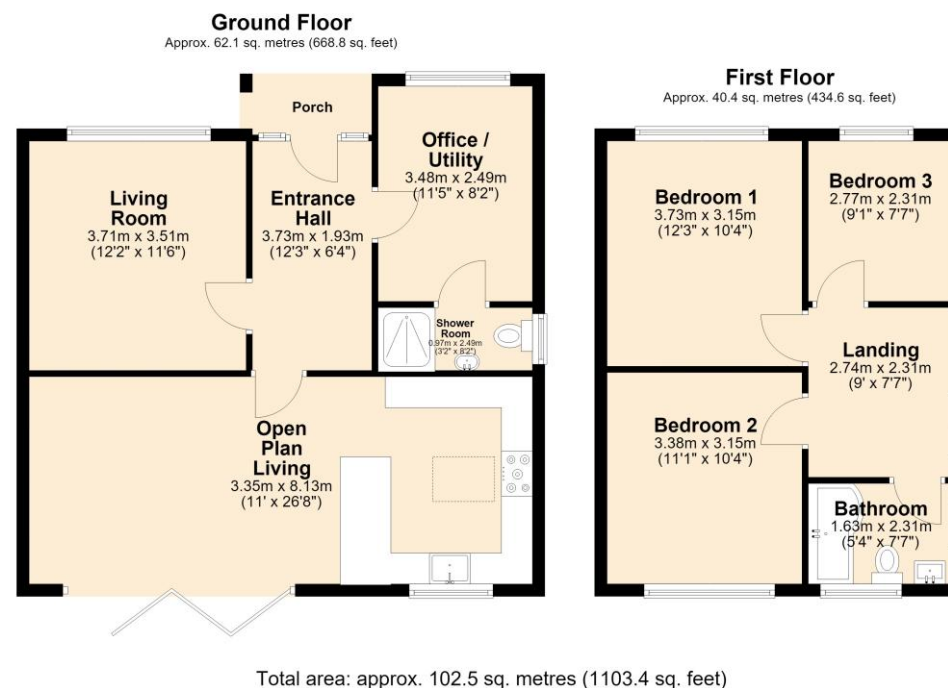
Stepping inside, you are welcomed by a spacious entrance hallway finished with attractive tiled flooring, creating a bright and contemporary first impression. To the right is a beautifully presented living room featuring a charming log-burning stove and a front-facing window fitted with elegant plantation shutters, creating a warm and inviting space to relax.

Positioned to the left of the hallway is a versatile office, which also serves as a useful utility room, making it ideal for those working from home. Adjacent is a modern ground floor shower room with WC, offering excellent practicality for busy family life.

Undoubtedly the heart of the home is the impressive open-plan kitchen, dining and family room spanning the full width of the property. The contemporary kitchen is fitted with an excellent range of base and eye-level units, complemented by luxurious quartz worktops and a selection of quality integrated appliances. There is ample space for both dining and everyday family living, while a stylish media wall with built-in storage creates an attractive focal point. Large bi-folding doors open directly onto the rear garden, flooding the room with natural light and seamlessly connecting the indoor and outdoor living spaces.

To the first floor, the property offers three well-proportioned bedrooms, comprising two generous double bedrooms and a comfortable single bedroom, ideal as a child's room, nursery or home office. Completing the accommodation is a modern three-piece white family bathroom suite.

Externally, the rear garden has been thoughtfully designed for family enjoyment, featuring a spacious paved patio, a dedicated children's play area and a generous lawn, providing plenty of space for outdoor entertaining, relaxation and play.



- Freehold
- Council Tax C
- EPC TBC





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Disclaimer

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