



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



**54 GRANGE ROAD, M33 6RY**  
**£350,000**



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## DESCRIPTION

CASH BUYERS ONLY DUE TO THE LEVEL OF REFURBISHMENT REQUIRED.

A CHARMING AND CHARACTERFUL VICTORIAN SEMI-DETACHED WITH A SUBSTANTIALLY LARGER THAN AVERAGE GARDEN, STUNNING PERIOD FEATURES, AND HUGE DEVELOPMENT POTENTIAL – OFFERED FOR SALE WITH NO ONWARD CHAIN.

Grange Road is one of the area's most sought-after locations, and this property offers an exciting opportunity for buyers looking to create a truly special family home. Neighbouring houses have already been enhanced with double-storey extensions and dormer loft conversions, clearly demonstrating the potential on offer here. For context, the last sale on the road achieved £480,000 without a loft conversion, highlighting the financial viability of developing this home further.

In brief, the accommodation comprises: entrance porch, welcoming hallway, lounge with bay window, separate dining room, kitchen, downstairs WC, and a utility room providing access to the rear garden. To the first floor there are three bedrooms and a bathroom.

Externally, the property enjoys what is arguably the largest garden on Grange Road—mainly laid to lawn and offering huge scope for both extension and landscaping. There are further gardens to the front. NO ONWARD CHAIN.

## KEY FEATURES

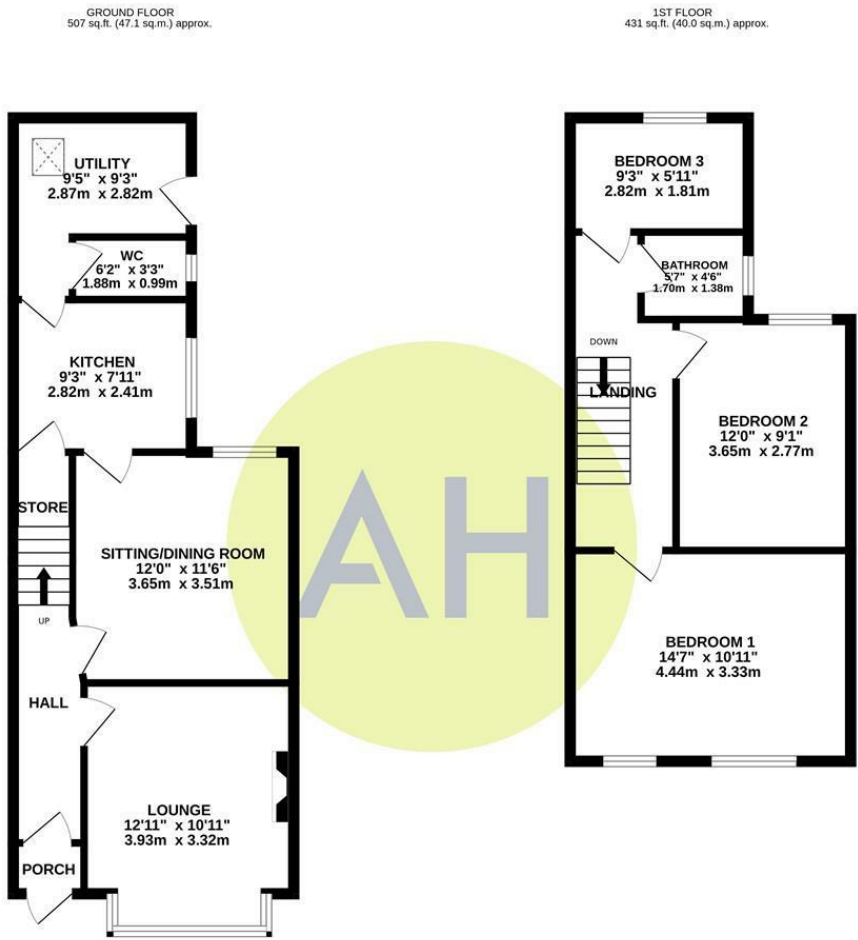
- Charming victorian semi-detached
- Stunning period features throughout
- Potential developed value of £500k+
- Arguably the largest garden on the road
- Highly sought-after location
- Huge scope for development and extension
- Neighbouring homes already extended
- No onward chain







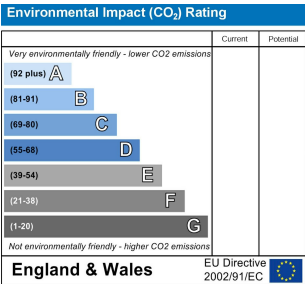
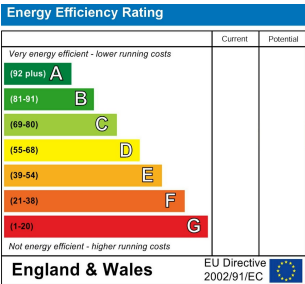




TOTAL FLOOR AREA: 938 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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