



ASHWORTH HOLME
Sales · Lettings · Property Management



18 MEADWAY, M33 4PP
£625,000



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DESCRIPTION

A HIGHLY ATTRACTIVE THREE BEDROOM DETACHED FAMILY HOME WITH HUGE DEVELOPMENT POTENTIAL, POSITIONED IN A MUCH SOUGHT-AFTER LOCATION JUST OFF THE AVENUE AND OCCUPYING A GENEROUS GARDEN PLOT.

Extending to over 1,360 sq ft, this spacious home offers excellent scope for extension or reconfiguration, making it an ideal opportunity for those looking to create a long-term family home. The property benefits from two generous reception rooms, a dining kitchen, three double bedrooms, ample off-road parking, and a substantial, beautifully maintained rear garden.

The location is both quiet and highly convenient, with the ever-popular Woodheys Primary School close by. A range of local amenities are easily accessible, with Sale Town Centre reachable in under five minutes by car, offering a wide selection of shops, cafés, bars and transport links.

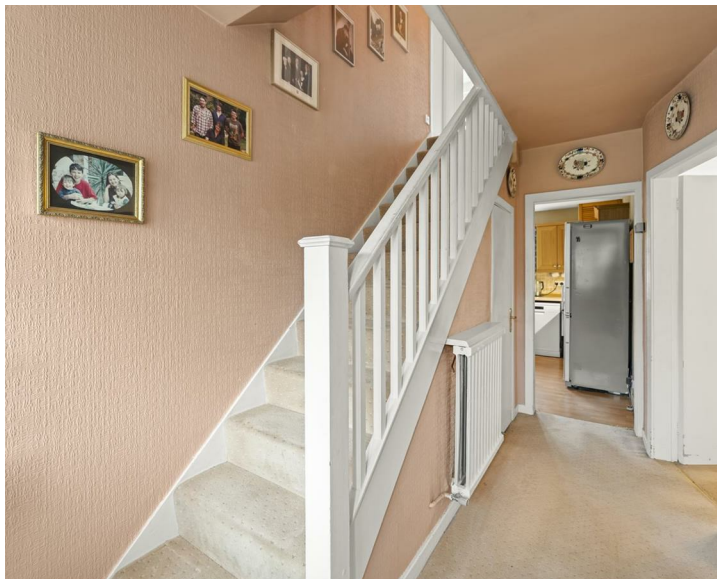
The accommodation is warmed by gas central heating and complemented by double glazing throughout.

In brief, the accommodation comprises: entrance porch, welcoming hallway, front-facing dining room with bay window, lounge, conservatory, and a dining kitchen. To the first floor are three double bedrooms and a family bathroom. There is also a small room within the eaves at the front of the property, previously used as a home office, which offers potential to create a fourth bedroom subject to reconfiguration. Externally, the property enjoys a large, mature rear garden predominantly laid to lawn. To the front, there is additional garden space and a driveway providing off-road parking and access to a single garage. NO ONWARD CHAIN.

KEY FEATURES

- Three double beds with potential for a fourth
- Two spacious reception rooms & dining kitchen
- Front garden, driveway & garage
- Double glazing and gas central heating
- Over 1360 SQFT of versatile living space
- Large, mature rear garden
- Huge potential for development
- NO ONWARD CHAIN

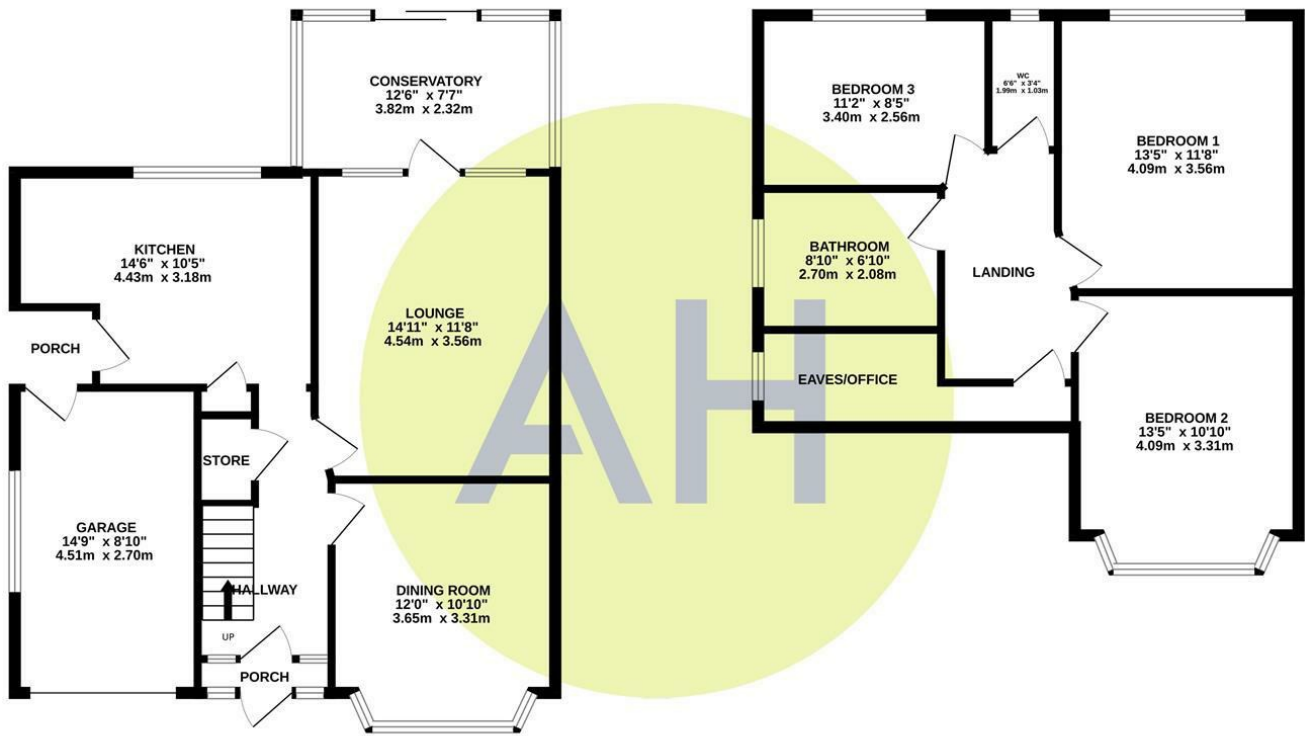






GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.

1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK



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