



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



**8 OKEHAMPTON CRESCENT, M33 5HR**  
**£415,000**



## DESCRIPTION

Beautifully Presented Three-Bedroom Semi-Detached Home in a Highly Sought-After Location

This exceptionally well-presented three-bedroom semi-detached property offers generous living space and is ideally situated in a superb and highly desirable area. Boasting a large, sunny rear garden, this home is perfect for families and those who enjoy outdoor living.

The property comprises a welcoming porch leading into a spacious interior, including a bright and airy lounge, a separate dining room, and a well-appointed kitchen. A convenient downstairs WC adds to the practicality of the layout.

Upstairs, there are three well-proportioned bedrooms, a modern shower room, and a separate WC.

Externally, the property benefits from a private driveway and a detached garage, providing ample off-road parking and storage.

Offered as a freehold property with no onward chain, this home presents an excellent opportunity for a smooth and hassle-free purchase.

## KEY FEATURES

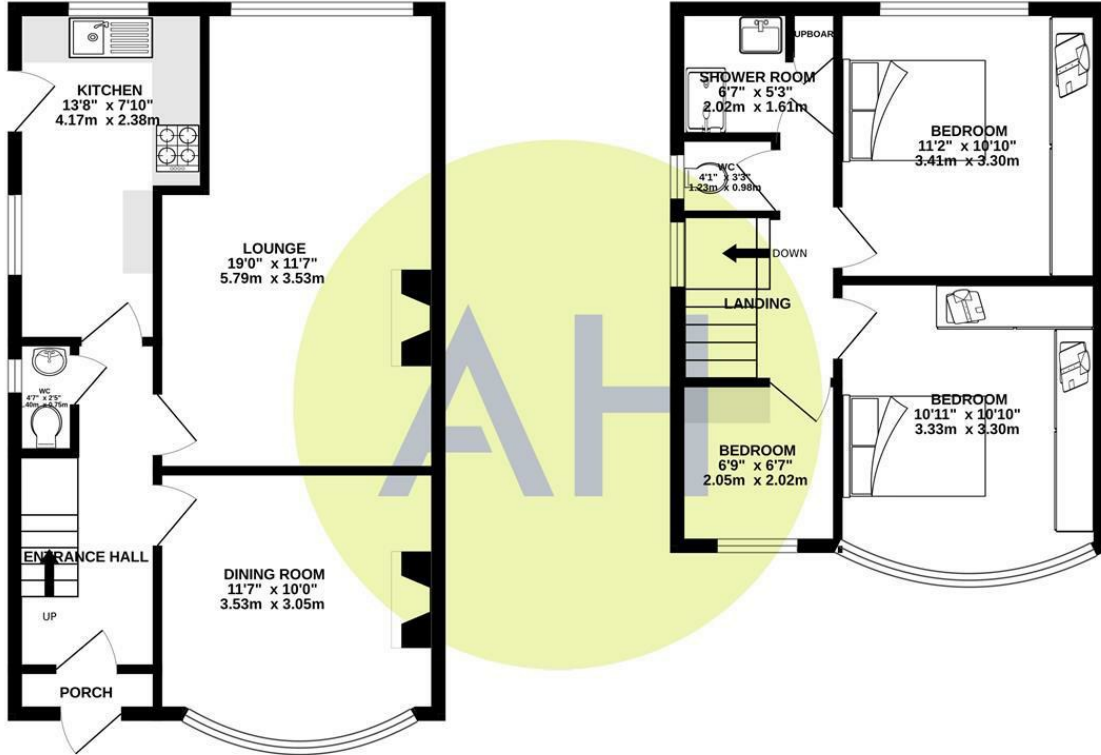
- Semi Detached House
- Downstairs WC
- Private Driveway and Detached Garage
- Freehold
- Three Bedrooms
- Two Reception Rooms
- Large and beautifully maintained rear garden
- No Chain





GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## ASHWORTH HOLME

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