



ASHWORTH HOLME
Sales · Lettings · Property Management



24 OAKLEA ROAD, M33 5HA
£340,000



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DESCRIPTION

AN ATTRACTIVE THREE-BEDROOM SEMI-DETACHED HOME WITH NO ONWARD CHAIN, IDEALLY POSITIONED ON OAKLEA ROAD IN SALE

This well-presented property offers bright and spacious accommodation throughout, making it an ideal choice for families. Representing excellent value for a three-bedroom semi-detached home with off-road parking and a large rear garden, it offers a rare opportunity in this popular location.

The ground floor comprises a welcoming entrance hall, a bay-fronted lounge, and a separate dining room with views over the rear garden. The kitchen is fitted with a range of modern units and provides access to the garden. To the first floor there are three generous bedrooms and a family bathroom. Externally, the property enjoys a private driveway and lawned garden to the front, with side access leading to a good-sized rear garden complete with patio and lawn, providing the perfect space for children to play or for outdoor entertaining.

Oaklea Road is a popular residential location, within walking distance of several excellent local schools including Wellfield Infant and Junior Schools, All Saints Catholic Primary and Ashton-on-Mersey School. Local shops, amenities and transport links are also close by, with the motorway network easily accessible for travel across the region. NO ONWARD CHAIN.

KEY FEATURES

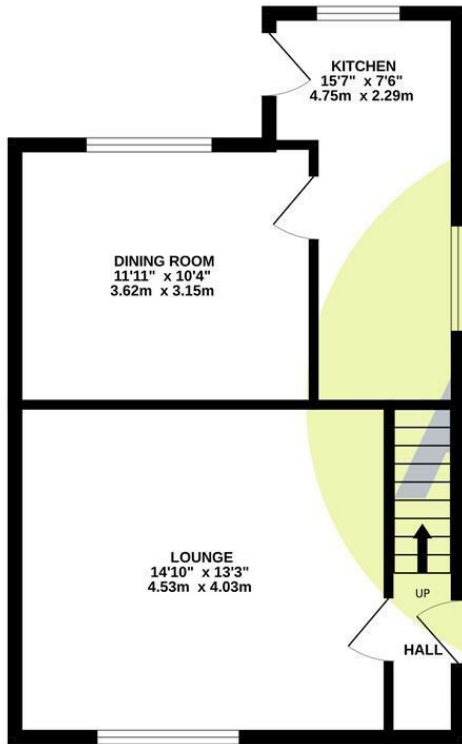
- Attractive three-bedroom semi-detached home
- Bay-fronted lounge and separate dining room
- Off-road parking via private driveway
- Walking distance of highly regarded local schools
- Excellent value for this style of property in Sale
- Modern fitted kitchen with garden access
- Large rear garden with lawn and patio
- Offered for sale with no onward chain



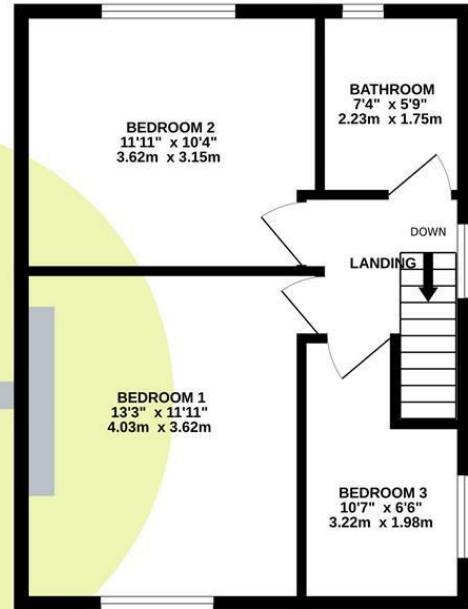




GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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	71	

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

