



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



**25 LITHERLAND ROAD, M33 2PE**  
**£450,000**



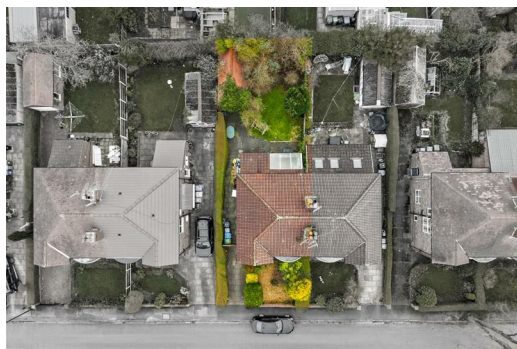
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1



2



## DESCRIPTION

A LARGER THAN AVERAGE THREE-BEDROOM SEMI-DETACHED HOME BURSTING WITH CHARACTER, SITUATED ON A QUIET CUL-DE-SAC CLOSE TO SALE MOOR VILLAGE.

This spacious and well-maintained property combines generous room sizes with a range of stunning original features, including beautiful stained glass windows, while benefiting from majority UPVC double glazing throughout.

The ground floor offers two sizeable reception rooms — a bay-fronted lounge and a separate dining room — along with a spacious breakfast kitchen and a sun room providing access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, a stylish family bathroom, and a separate WC.

Externally, the home is set behind walled front gardens with a driveway to the side leading to a detached single garage. The rear garden is mature and private, mainly laid to lawn and perfect for families or those who enjoy outdoor space.

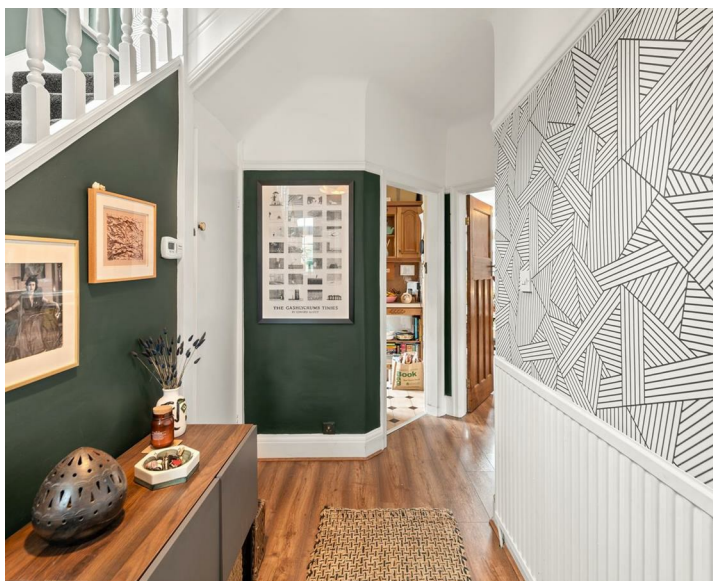
Ideally located in a sought-after part of Sale, just a short walk from Sale Moor Village, Sale Town Centre, and the Metrolink. The property is also within catchment for highly regarded schools including Worthington Road Primary, Temple Moor Infant School, and Moorlands Junior School, and is well placed for access to the M60 motorway network.

Freehold. Viewing is highly recommended.

## KEY FEATURES

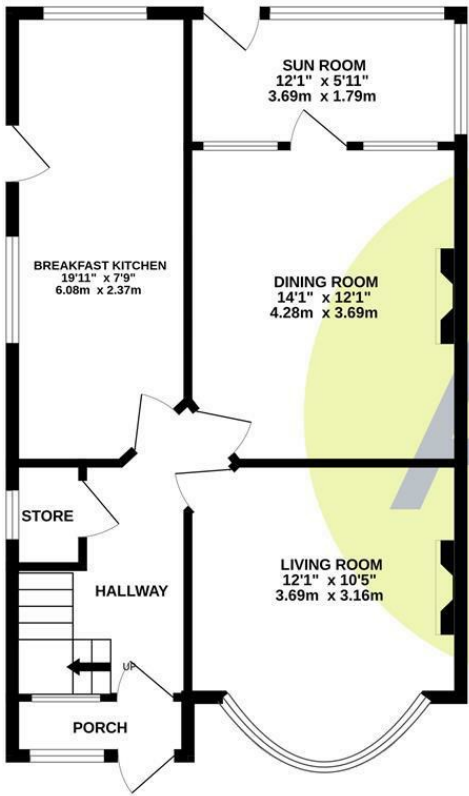
- Spacious three-bed semi-detached home
- Two reception rooms plus breakfast kitchen
- Modern bathroom with separate WC
- Walled front garden, driveway & garage
- Original stained glass & exposed floorboards
- Sun room with garden access
- Private rear garden, mainly lawned
- Quiet cul-de-sac near Sale Moor & top schools



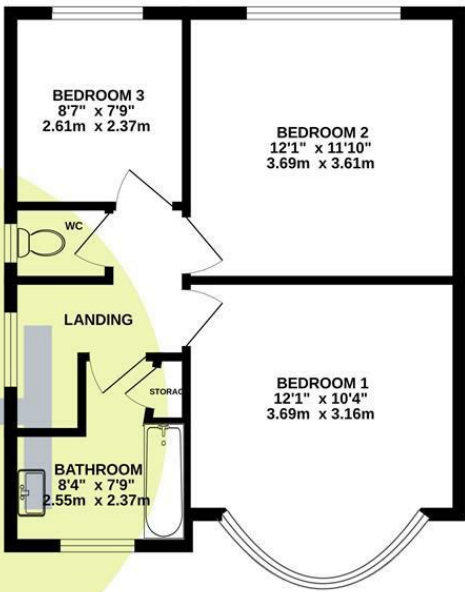




GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.7 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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



ASHWORTH HOLME

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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.