



£595,000

12 QUEENS ROAD M33 6QA

£595,000

A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME, WITH ACCOMMODATION ARRANGED OVER THREE FLOORS, TWO SEPARATE RECEPTION ROOMS, A STUNNING OPEN-PLAN LIVING/DINING KITCHEN, OFF-ROAD PARKING AND A PRIVATE REAR GARDEN, FORMING PART OF THE PRESTIGIOUS QUEENS ROAD LOCATION.

This superb property offers versatile accommodation ideally suited to modern family life. A converted loft provides an impressive principal bedroom suite, while the ground floor combines two reception rooms with an open-plan living/dining kitchen enjoying direct garden access.

In brief, the accommodation comprises: an entrance porch opening into a spacious lounge, a separate family/games room and an impressive kitchen/dining/family room offering areas for cooking, dining and relaxing. Double doors open directly onto the garden, creating a space for family life and entertaining. A downstairs WC completes the ground floor. To the first floor are three double bedrooms, a well-appointed family bathroom and useful built-in storage. The second floor is dedicated to the superb principal bedroom suite, which benefits from a private en-suite shower room and extensive eaves storage. Externally, the property provides off-road parking to the front and a private, enclosed garden to the rear.

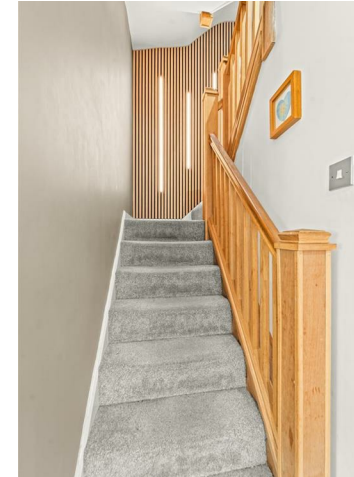
Queens Road is a highly regarded, tree-lined location within walking distance of Sale Town Centre and Ashton-on-Mersey Village. An excellent selection of shops, restaurants and cafés is nearby, together with Metrolink access. The property also falls within the catchment areas for Park Road Primary, Wellfield Primary, Ashton-on-Mersey School and Trafford's Grammar Schools.



KEY FEATURES

AH

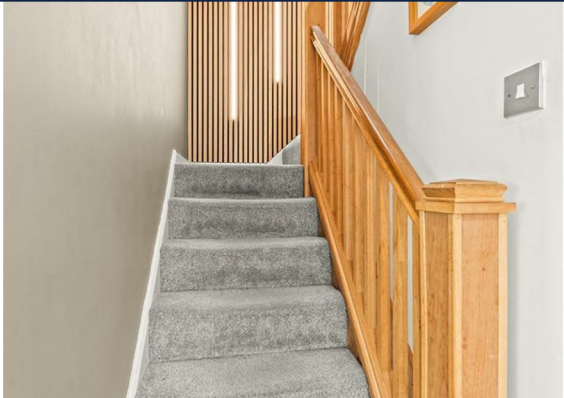
- Beautifully presented semi-detached home
- Four generous double bedrooms
- Accommodation arranged over three floors
- Two separate reception rooms
- Open-plan kitchen/dining/family room
- Principal bedroom with en-suite
- Off-road parking and private rear garden
- Prestigious Queens Road location



KEY FEATURES



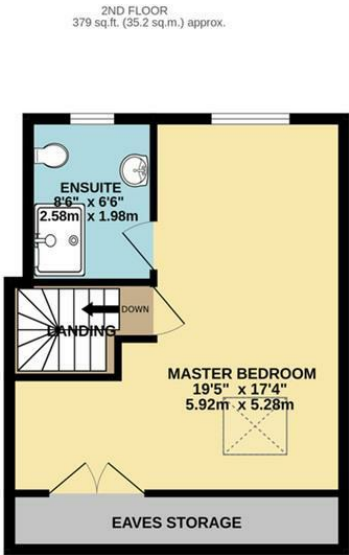
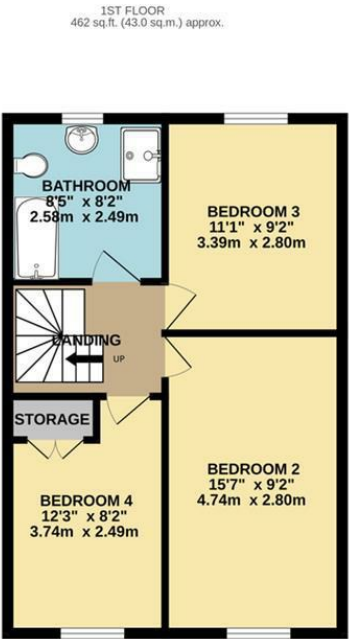
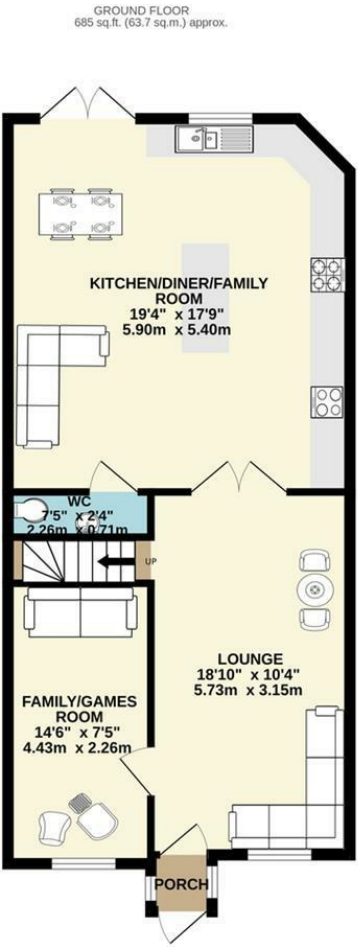
DIMENSIONS



LOCATION



FLOOR PLANS



TOTAL FLOOR AREA: 1527 sq.ft. (141.8 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	76	83
	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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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.