



£850,000

## 22 GREENWAY CLOSE M33 4PU

**£850,000**

A SIMPLY OUTSTANDING FOUR BEDROOM 1930s BAY-FRONTED DETACHED FAMILY HOME, OCCUPYING A QUIET CUL-DE-SAC POSITION AND BOASTING A TRULY BREATHTAKING, SUBSTANTIAL REAR GARDEN.

Situated within the catchment for highly regarded local schools, including Ashton-on-Mersey School, this exceptional family home seamlessly blends timeless character with an impressive, high-specification renovation.

Purchased in 2022, the current owners have comprehensively refurbished the property with meticulous attention to detail and an uncompromising approach. Featuring underfloor heating, smart home functionality and premium AEG kitchen appliances are complemented by a boiling water tap, quality sanitaryware and refined finishes throughout.

In brief, the accommodation comprises: entrance hallway, a bay-fronted lounge, and a spectacular open-plan living/dining kitchen forming the true heart of the home. This impressive space is ideal for modern family life and entertaining. A separate utility/WC provides additional practicality. To the first floor there are four well-proportioned bedrooms, including a superb principal suite with en-suite shower room. The remaining bedrooms are served by a stylish family bathroom featuring a statement freestanding bath. Externally, the rear garden is a standout feature and must be viewed to be fully appreciated. Exceptional in size and enjoying a high degree of privacy, it has been thoughtfully landscaped with expansive porcelain patio areas perfect for entertaining and a substantial lawn ideal for families. To the front, a generous golden gravel driveway provides extensive off-road parking and leads to a detached double garage. The quiet cul-de-sac setting further enhances the appeal, creating a safe and peaceful environment for family life.

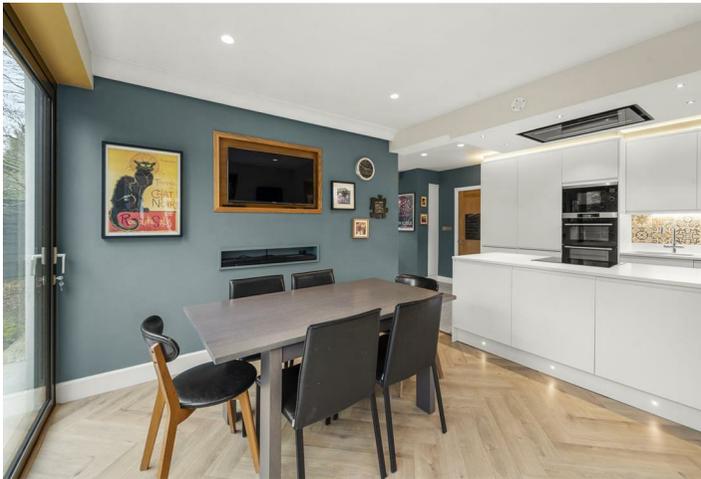
A rare opportunity to acquire a fully renovated period home of genuine quality, with remarkable outside space, in one of the area's most desirable residential locations.



# KEY FEATURES



- Four Bedroom 1930s Detached Family Home
- Quiet Cul-De-Sac Position
- Catchment for Ashton-on-Mersey School
- Comprehensive High-Spec Renovation
- Stunning Open-Plan Living/Dining Kitchen
- Underfloor Heating & Smart Home Functionality
- Principal Bedroom with En-Suite
- Family Bathroom with Freestanding Bath
- Substantial, Fully Landscaped Rear Garden
- Detached Double Garage & Extensive Driveway

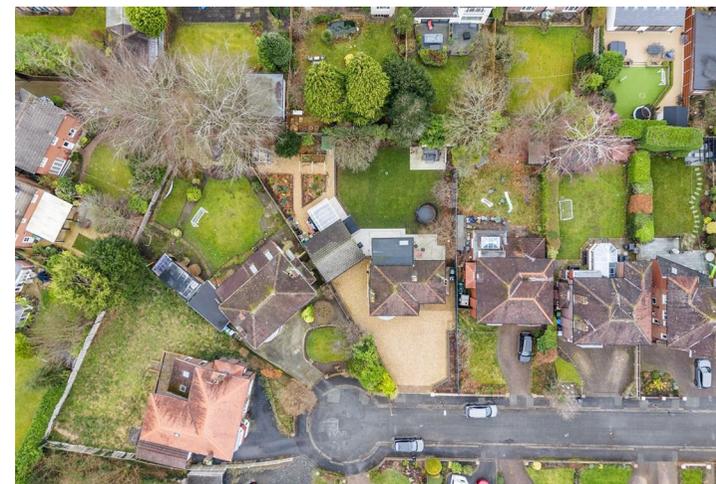


## KEY FEATURES

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An exceptional 1930s bay-fronted detached family home, beautifully renovated to an uncompromising standard and set within a quiet cul-de-sac. Offering four bedrooms, stunning open-plan living, smart home features and underfloor heating, this turnkey property is perfectly designed for modern family life. The substantial, fully landscaped rear garden — complete with porcelain patios and a charming tree house — truly sets this home apart, while a detached double garage and extensive driveway complete the package.



## SEE FLOOR PLAN FOR DIMENSIONS

AML



## LOCATION

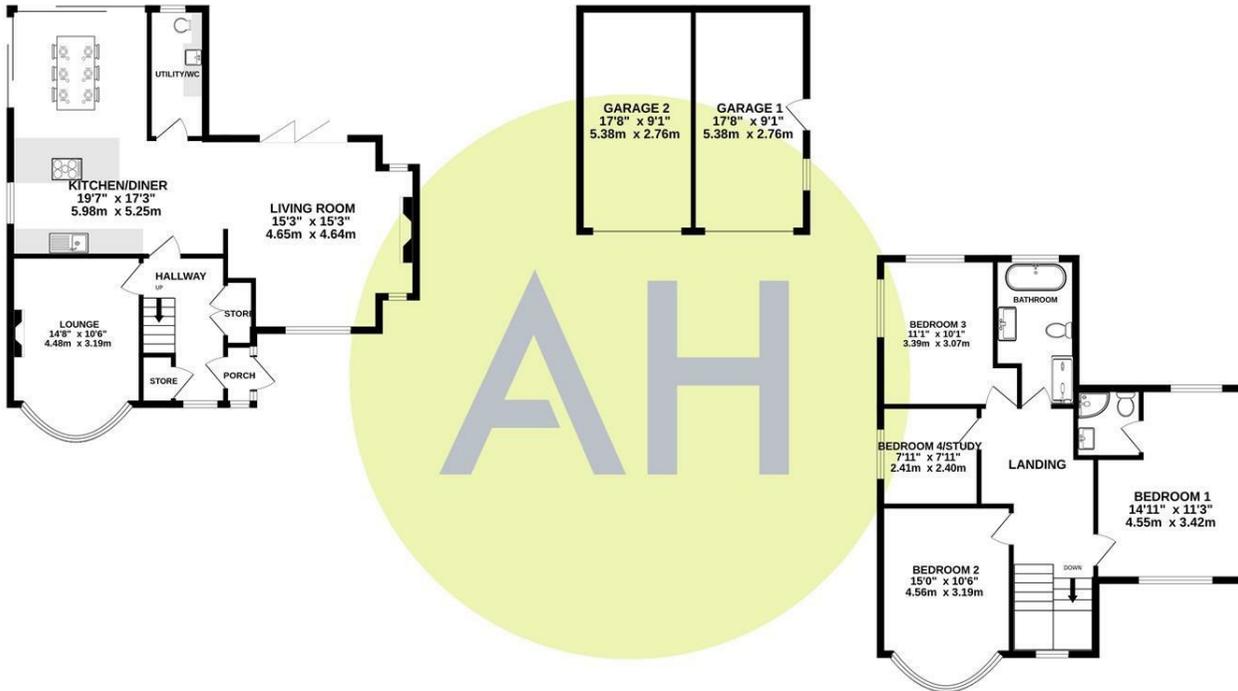
Sale is a vibrant and highly sought-after town, offering an excellent selection of local shops and amenities, with Tesco, Sainsbury's and M&S Food all well represented. The recently redeveloped Stanley Square has become a real focal point for the town, hosting a superb range of independent shops, bars and restaurants, complemented by many additional cafés and eateries within easy walking distance. The town is well served by the Sale Metrolink, providing direct access to Manchester City Centre, Altrincham and destinations further afield. The M60 Manchester orbital motorway also runs conveniently along the northern boundary of the town, offering easy access to the wider North West motorway network. The Trafford Centre, home to Selfridges, John Lewis, Marks & Spencer and a wealth of additional retail outlets, together with a multiplex cinema complex, is within easy reach. Manchester City Centre offers a wide range of cultural, leisure and specialist shopping facilities, while Manchester International Airport provides excellent worldwide connections. Trafford MBC is well regarded for its high standard of education, with several excellent schools located nearby.





GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.

1ST FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 1808 sq.ft. (168.0 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			77
(39-54) E		53	
(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

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



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.