



ASHWORTH HOLME
Sales · Lettings · Property Management



12 MILTON DRIVE, M33 6JJ
£365,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED AND FULLY RENOVATED THREE BEDROOM MID-MEWS HOME, OCCUPYING A QUIET CUL-DE-SAC POSITION WITH A SOUTH-FACING REAR GARDEN, OFF-ROAD PARKING AND A GARAGE, CONVENIENTLY LOCATED FOR SALE TOWN CENTRE, ASHTON-ON-MERSEY VILLAGE AND THE METROLINK.

Finished to an excellent standard throughout, this immaculate turn-key property is ideally suited to first-time buyers, young families, professionals or those looking to downsize. The current owners have comprehensively modernised the accommodation, including a stylish kitchen, contemporary bathroom, flooring, lighting and thoughtfully designed storage.

In brief, the accommodation comprises: an entrance vestibule with a useful storage cupboard, leading into a spacious and versatile living room with ample space for dining or a home-working area. To the rear is the beautifully appointed kitchen, complete with a breakfast bar and glazed door opening directly onto the garden. To the first floor is a generous principal bedroom with fitted storage concealed behind sliding doors, two further bedrooms suitable for children, guests or home working, and a modern family bathroom. Externally, the property benefits from a private south-facing rear garden providing an excellent space for relaxing and entertaining. A driveway to the side offers off-road parking and leads to a garage with a vaulted ceiling, providing valuable additional storage.

The property is well placed for Sale Town Centre and Ashton-on-Mersey Village, offering an excellent selection of independent shops, restaurants, cafés and leisure facilities. Sale Metrolink station, local bus routes, the canal towpath and motorway connections are also easily accessible. The area is particularly popular for its highly regarded schools, including Park Road Primary, St Mary's C of E, Springfield Primary, Wellfield Junior School and Trafford's Grammar Schools.

KEY FEATURES

- Immaculately presented mid-mews home
- Fully renovated turn-key accommodation
- Stylish kitchen with breakfast bar
- Driveway and separate garage
- Three well-proportioned bedrooms
- Spacious and versatile living room
- Private south-facing rear garden
- Quiet and highly convenient cul-de-sac location

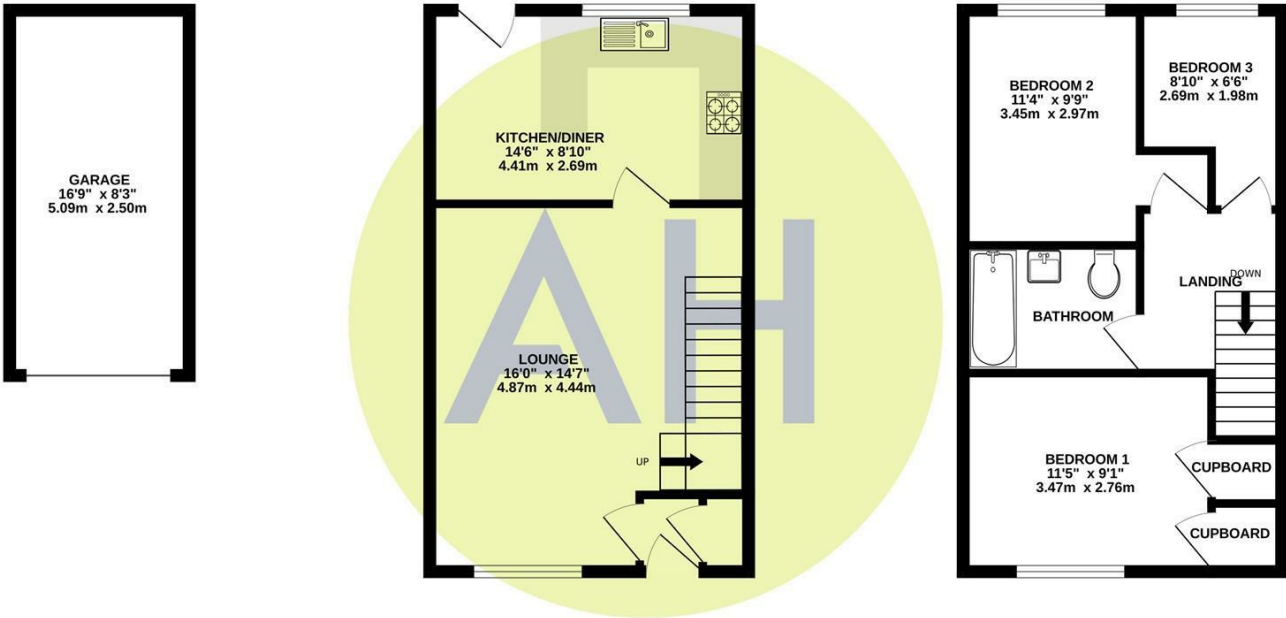






GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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 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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