



ASHWORTH HOLME
Sales · Lettings · Property Management



11 SHREWSBURY ROAD, M33 3TW
£350,000



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DESCRIPTION

A WELL MAINTAINED AND SENSIBLY PRICED THREE BEDROOM SEMI-DETACHED, OCCUPYING A SUPERB LOCATION CLOSE TO BROOKLANDS METROLINK, WITHIN EASY WALKING DISTANCE OF SALE TOWN CENTRE AND WITHIN THE CATCHMENT AREA OF BROOKLANDS PRIMARY SCHOOL.

The property has been extremely well cared for over the years and is presented in very good condition throughout, although it would now benefit from some general modernisation. This provides an excellent opportunity for a purchaser to update the accommodation to their own taste whilst retaining a very well maintained and immediately usable home.

Forming part of Shrewsbury Road, a highly sought after and convenient location just over one mile from the heart of Sale Town Centre, the property is also within a short stroll of Brooklands Metrolink and well placed for the ever-popular Brooklands Primary School.

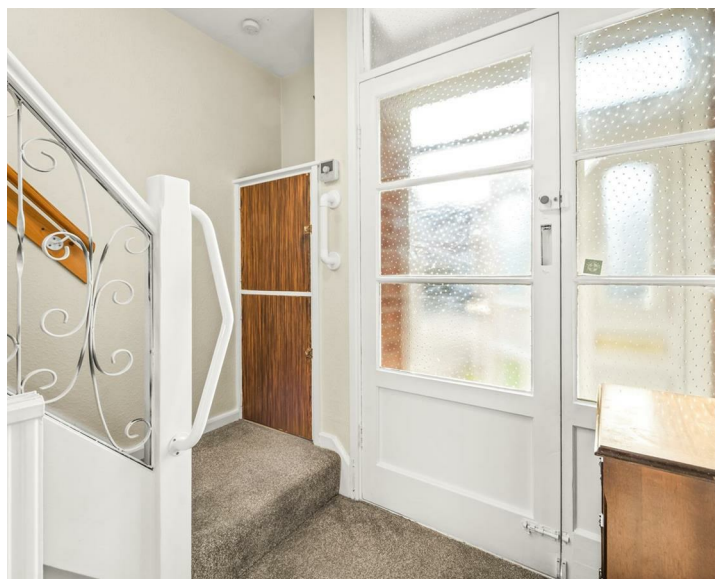
The accommodation comprises an entrance porch, entrance hallway, spacious lounge/dining room and fitted kitchen with external access. To the first floor there are three bedrooms, a family bathroom and separate WC. Externally, one of the property's particular highlights is the good-sized rear garden, which is predominantly laid to lawn and offers plenty of scope for families, entertaining or further landscaping. To the front there is a driveway providing off-road parking which continues down the side of the property and leads to a detached brick-built single garage with power and lighting.

A great opportunity to purchase a well cared for home in an excellent Brooklands location, with considerable potential to modernise and add value.

KEY FEATURES

- Three bedroom semi-detached
- Excellent modernisation potential
- Good-sized rear garden
- Detached brick-built garage
- Well maintained throughout
- Spacious lounge/dining room
- Driveway and off-road parking
- Nr to Brooklands Metrolink and Sale Centre

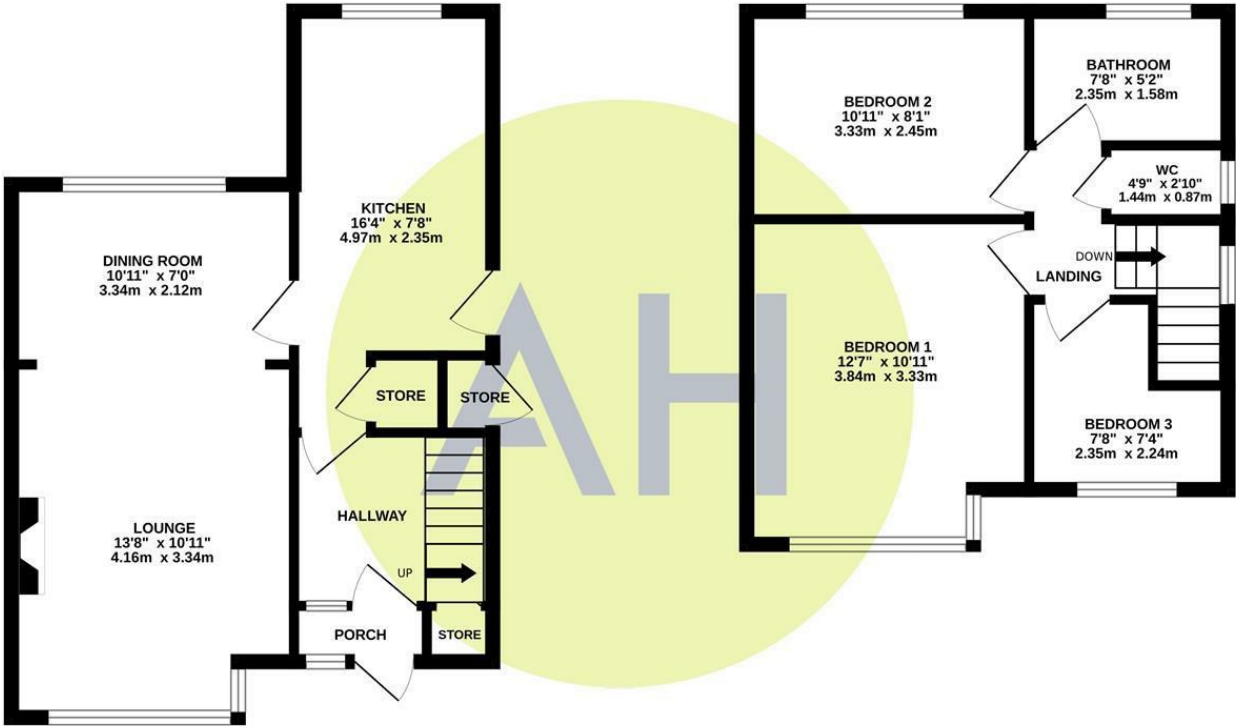






GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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		
(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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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK



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