



# ASHWORTH HOLME

Sales · Lettings · Property Management



**50 ENNERDALE DRIVE, M33 5NE**  
**£500,000**

3 1 2



## DESCRIPTION

A HIGHLY ATTRACTIVE AND EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME OCCUPYING A GENEROUS PLOT ON THE EVER POPULAR AND HIGHLY SOUGHT-AFTER ENNERDALE DRIVE.

This ideal family home has been thoughtfully extended to the rear to create a superb open plan dining kitchen which flows seamlessly into a generous lounge, complete with patio doors opening directly onto the impressive rear garden – perfect for modern family living and entertaining. Further benefits include a large detached garage, off-road parking and excellent potential to extend further, as many neighbouring properties have successfully done (subject to the usual consents).

The property forms part of what is arguably one of the most desirable locations within the Sale area, positioned just a short walk from the heart of Ashton-on-Mersey Village. Highly regarded schooling is close at hand, including Ashton-on-Mersey Secondary School and the excellent range of Grammar Schools Trafford is renowned for.

In brief, the accommodation comprises: entrance porch, entrance hallway, dining room, extended dining kitchen and an extended lounge with direct access to the rear garden. To the first floor there are three well proportioned bedrooms and a family bathroom. Externally, the property boasts a large and mature rear garden, mainly laid to lawn with an initial patio seating area. To the front there are further gardens and a brick block driveway providing off-road parking.

Viewing is highly recommended to fully appreciate both the exceptional location and the potential this superb family home has to offer.

## KEY FEATURES

- Extended three bedroom semi-detached
- Open plan dining kitchen and extended lounge
- Excellent potential to extend further (STPP)
- Walking distance to Ashton-on-Mersey Village
- Highly sought-after Ennerdale Drive location
- Patio doors opening onto a large rear garden
- Large detached garage and off-road parking
- Within catchment for outstanding local schools



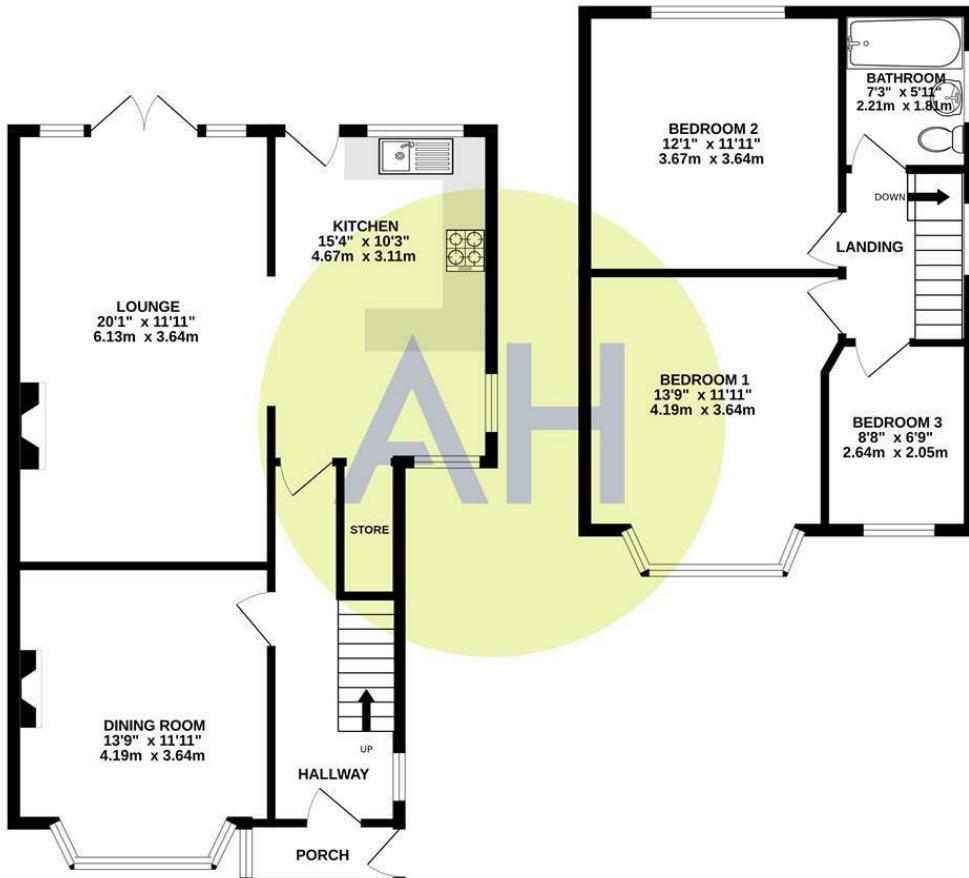


# FLOOR PLANS

AH

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.5 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.