ASHWORTH HOLME
Sales · Lettings · Property Management

32 BROOKSIDE ROAD, M33 3TE
£550,000

3 1 2

DESCRIPTION

A RARE OPPORTUNITY TO ACQUIRE THIS HIGHLY ATTRACTIVE SEMI-DETACHED HOME, ENVIABLY POSITIONED WITHIN ONE OF SALE'S MOST SOUGHT-AFTER FAMILY LOCATIONS.

This much-loved home has been in the same ownership for decades and offers the kind of space, setting and long-term potential that growing families actively seek. Extending to almost 1400-SQFT including the detached garage, the accommodation is considerably larger than average and provides superb scope for modernisation to create a forever family home.

The location is exceptional. Brooklands Primary School is just moments away, while Sale Grammar School is within easy reach. The property also falls within the catchment area for Ashton-on-Mersey School, making it an outstanding choice for families planning ahead. Brooklands Metrolink Stop is only a short walk away, providing convenient access into Manchester, and the nearby Bridgewater Canal towpath offers a pleasant 15–20 minute stroll into Sale Town Centre.

In brief, the accommodation comprises: a welcoming entrance hallway, bay-fronted dining room, generous lounge opening into a conservatory, well-proportioned kitchen and rear porch. To the first floor are three bedrooms, a separate WC and a family bathroom. Externally, the property enjoys a mature and private rear garden, ideal for children and summer entertaining. To the front there is a further garden and a driveway providing ample off-road parking, leading down the side of the property to a detached single garage.

NO ONWARD CHAIN.

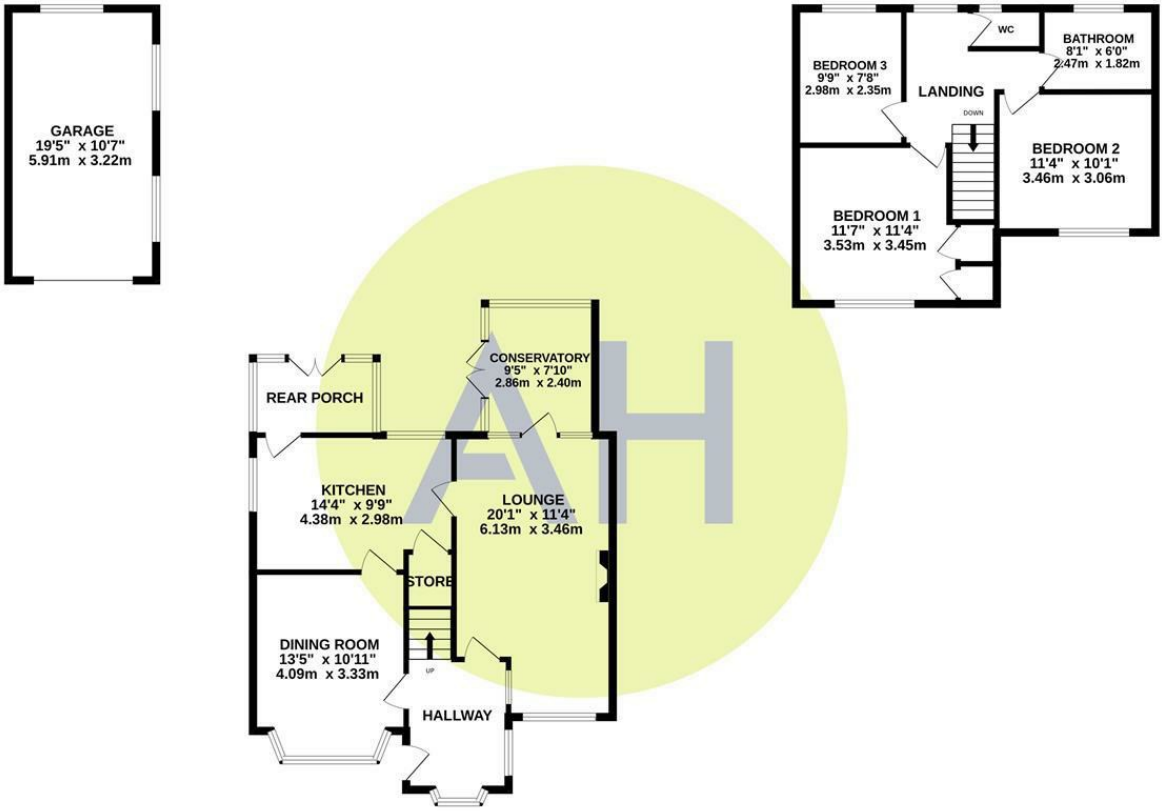
KEY FEATURES

- Sought-after Brooklands location
- Moments from Brooklands Metrolink
- Three well-proportioned bedrooms
- Mature, private rear garden
- Walking distance to Brooklands Primary School
- Circa 1,400 sq ft including garage
- Two reception rooms plus conservatory
- Detached garage & ample off-road parking

FLOOR PLANS

GROUND FLOOR
908 sq.ft. (84.3 sq.m.) approx.

1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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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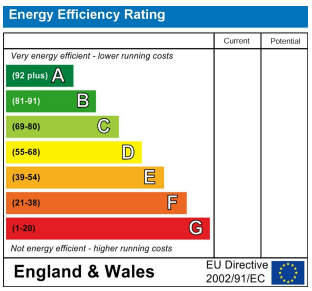

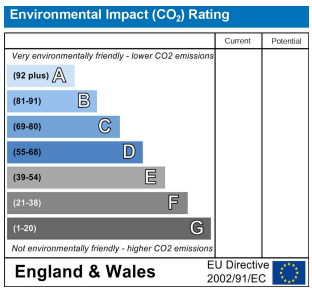

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