ASHWORTH HOLME
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422 NORTHENDEN ROAD, M33 2PR
OFFERS OVER £500,000

4 2 3







DESCRIPTION

A SUPERBLY EXTENDED FOUR-BEDROOM SEMI-DETACHED FAMILY HOME, JUST A MOMENT'S WALK FROM THE METROLINK NETWORK

Well-presented throughout, this impressive property has been thoughtfully extended to provide generous accommodation with the rare benefit of three separate reception rooms in addition to a spacious dining kitchen.

Ideally located in a sought-after part of Sale, the property is within easy walking distance of Sale Moor Village, Sale Town Centre and the Metrolink. It also lies within catchment for highly regarded schools including Worthington Road Primary, Temple Moor Infant School and Moorlands Junior School, and is well placed for access to the M60 motorway network.

The ground floor features an entrance porch, welcoming hallway and a downstairs WC. The bay-fronted lounge sits to the front, while the living room flows into a modern dining kitchen, which in turn opens onto a versatile playroom. The kitchen is fitted with a range of units and enjoys plenty of natural light from skylight windows, along with French doors leading out to the rear patio and garden. To the first floor there are four bedrooms, three of which are well-proportioned doubles, together with a family bathroom. Externally, the property enjoys a superbly maintained rear garden, mainly laid to lawn and enclosed with panelled fencing. To the front, a gated block-paved driveway provides ample off-road parking.

Viewings are highly recommended to fully appreciate all that is on offer.

KEY FEATURES

- Extended four-bedroom semi-detached
- Bay-fronted lounge & versatile playroom
- Downstairs WC & modern family bathroom
- Landscaped rear garden with patio
- Three reception rooms plus dining kitchen
- Kitchen with skylights & French doors
- Three double bedrooms plus single
- Gated driveway providing off-road parking











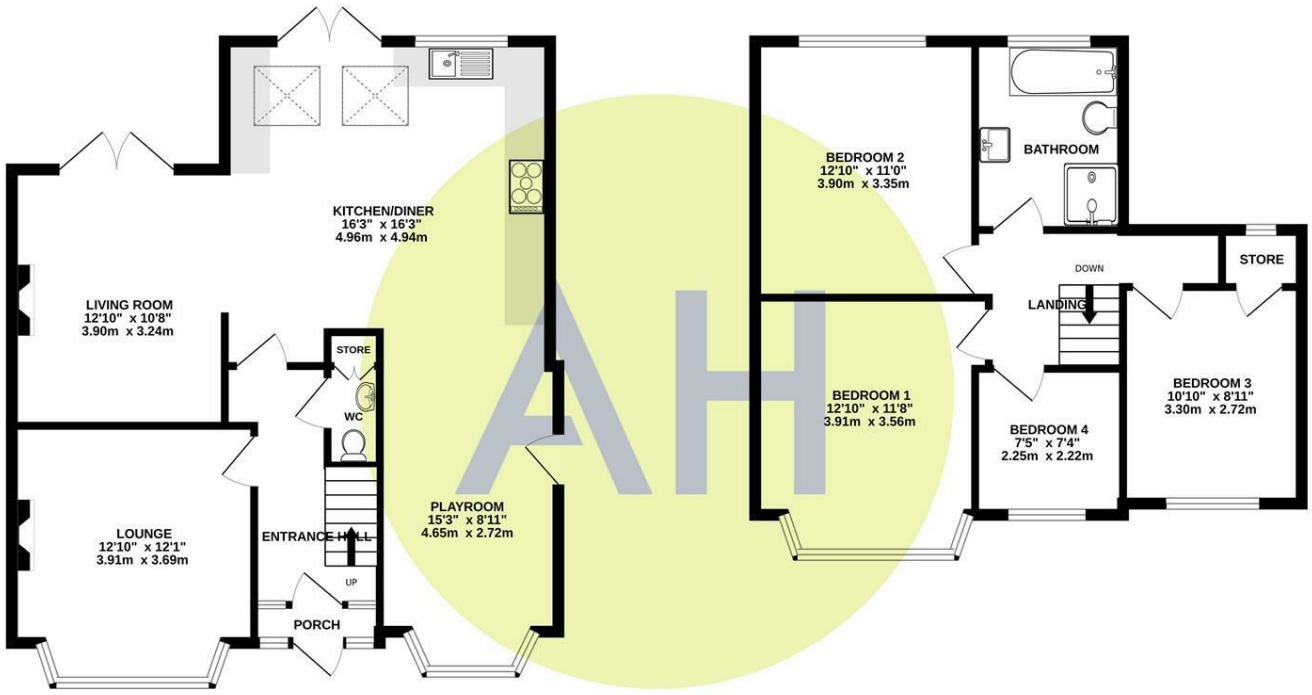




FLOOR PLANS

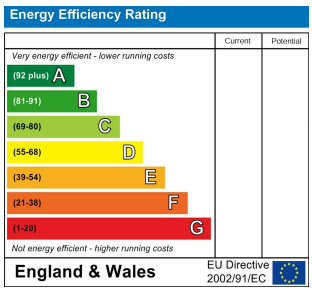
GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.

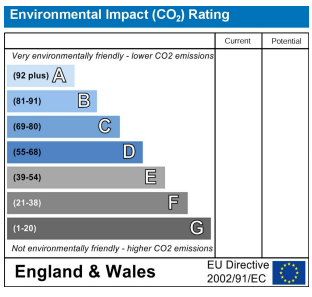
1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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CMP Client Money Protect
DPS