



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**62A PARK ROAD, M33 6HZ**  
**£425,000**



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## DESCRIPTION

A WELL-PROPORTIONED THREE-BEDROOM DETACHED HOME, OFFERING OVER 1,000 SQFT OF LIVING SPACE, LOCATED JUST A STONE'S THROW FROM PARK ROAD PRIMARY SCHOOL

This attractive property enjoys a superb position within one of Sale's most sought-after areas, just moments from the Ofsted-rated 'Outstanding' Park Road Primary School. The location also places the property within easy walking distance of Sale Town Centre, less than 10 minutes on foot, where you'll find a fantastic mix of local and national amenities.

The newly redeveloped Stanley Square offers a vibrant choice of independent shops, bars and restaurants, perfectly complemented by larger household names such as Marks & Spencer and Sainsbury's - ensuring everything you need is right on your doorstep.

The property itself is warmed by gas central heating and benefits from double glazing throughout.

In brief, the accommodation comprises: welcoming entrance hallway, spacious lounge and a modern dining kitchen. To the first floor there are three bedrooms and a family bathroom. Externally, the property enjoys gardens to two sides, mainly laid to lawn. To the front, a driveway provides off-road parking for two vehicles, together with access to a single garage. An EV charging point is also installed.

FREEHOLD

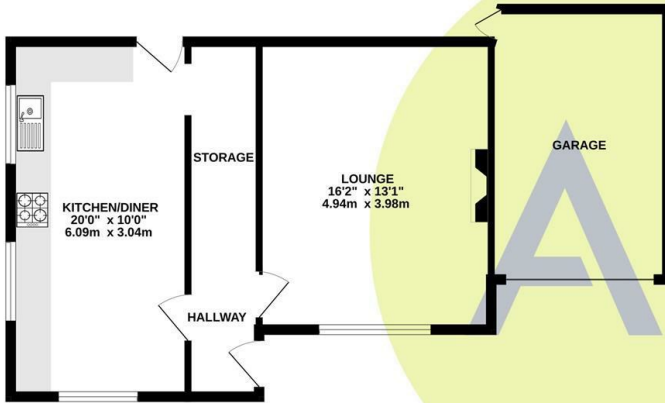
## KEY FEATURES

- Over 1,000 sqft of accommodation
- Less than 10 minutes' walk to Sale Centre
- Spacious lounge and modern dining kitchen
- Gardens to two sides plus driveway parking
- Highly sought-after location
- Park Road Primary catchment
- Three bedrooms and family bathroom
- Single garage with EV charging point





**GROUND FLOOR**  
637 sq.ft. (59.2 sq.m.) approx.



**1ST FLOOR**  
491 sq.ft. (45.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
 WWW.ASHWORTHHOLME.CO.UK

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		