ASHWORTH HOLME
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38 GROSVENOR ROAD, M33 6UH
£595,000

5 2 3







DESCRIPTION

AN EXTENDED AND DECEPTIVELY SPACIOUS FIVE BEDROOM SEMI-DETACHED FAMILY HOME, OCCUPYING A HIGHLY DESIRABLE LOCATION ON GROSVENOR ROAD, WITHIN EASY WALKING DISTANCE OF BOTH SALE TOWN CENTRE AND ASHTON-ON-MERSEY VILLAGE.

This substantial property has been extended to both the ground and first floors, providing approximately 1591-SQFT of versatile accommodation, with excellent scope for further improvement and reconfiguration without the need for additional extensions.

The location is particularly convenient for families, falling within the catchment area for popular Trafford schools, including the Grammar Schools.

The accommodation comprises a welcoming entrance hallway opening into a dining room with bay window, separate lounge, family room, spacious breakfast kitchen, laundry room and ground floor shower room. To the first floor are four generously proportioned double bedrooms, a fifth single bedroom currently utilised as a home office, and a family bathroom. Externally, the property enjoys ample off-road parking to the front for at least three vehicles, whilst to the rear is a private garden, mainly laid to lawn. A large covered seating and storage area provides an ideal space for summer entertaining. There is also a timber-built summerhouse with power, offering excellent versatility as a home office, children's playroom or additional storage.

KEY FEATURES

- Extended semi-detached family home
- Three spacious reception rooms
- Excellent scope for improvement
- Off-road parking for three cars
- Five bedrooms (four doubles)
- L-shaped breakfast kitchen
- Private rear garden with summerhouse
- Walking distance to Sale and Ashton Village











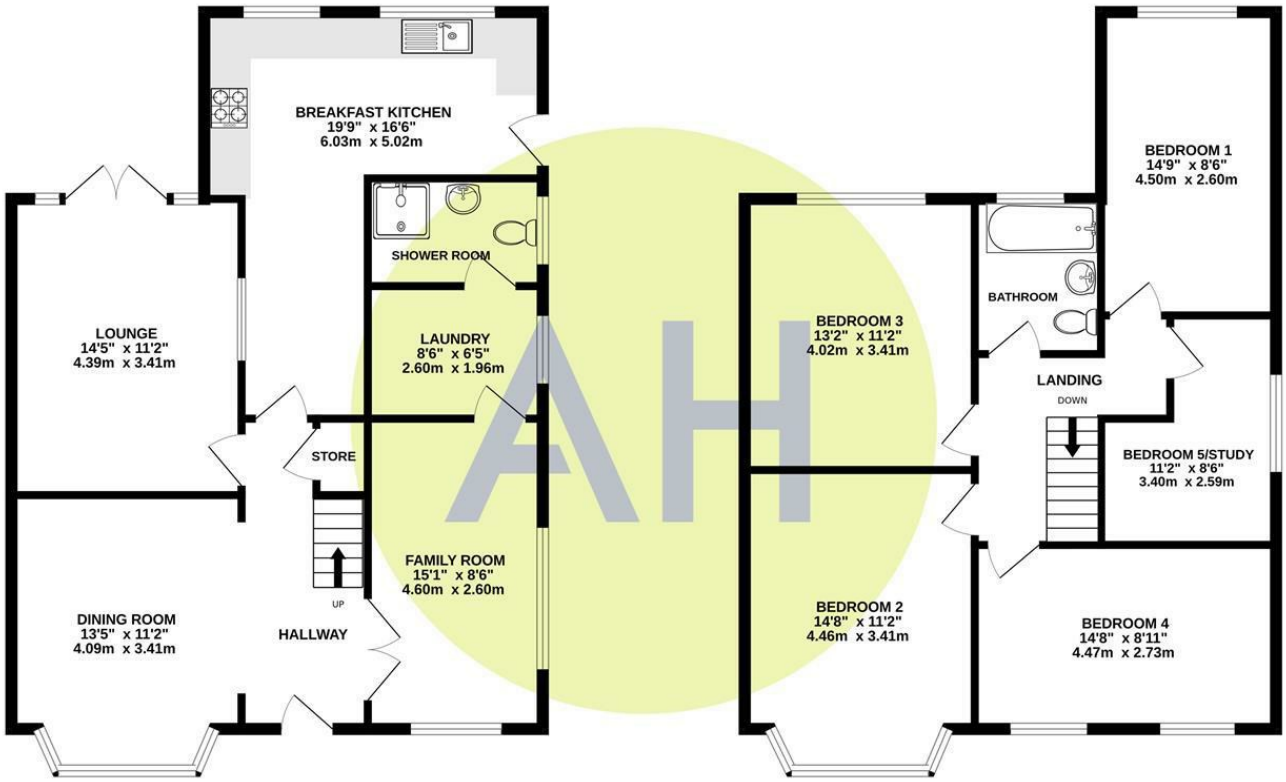




FLOOR PLANS

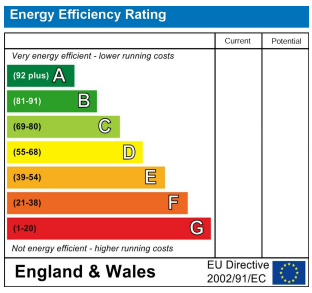
GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.

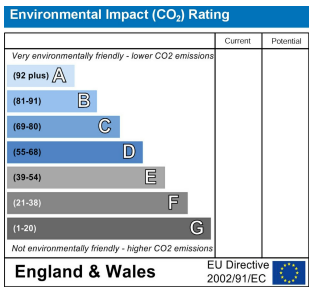
1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 1591 sq.ft. (147.8 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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DPS