



ASHWORTH HOLME
Sales · Lettings · Property Management



24 TRINITY ROAD, M33 3ES
£599,950



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DESCRIPTION

A charming and characterful Edwardian end-terrace, offering over 1,400 sq ft of living space arranged across four floors.

This attractive period home retains a wealth of original features and presents a wonderful opportunity for a growing family to create a long-term home, with scope to update and personalise over time.

Situated in a highly sought-after location, the property is surrounded by similarly styled homes and benefits from excellent transport links, including easy access to the M60 motorway network and Sale Metrolink Station.

The accommodation briefly comprises: a welcoming lounge, a separate dining room, and a spacious kitchen diner with patio doors opening onto the garden—ideal for family living and entertaining.

To the upper floors, there are four well-proportioned bedrooms. The first floor hosts three bedrooms, including a principal bedroom with en suite, alongside a family bathroom. The top floor offers a fourth bedroom with useful eaves storage—perfect as a guest room, home office, or teenager's space.

The property also benefits from a versatile basement level, arranged into multiple chambers. This space offers excellent potential for further development, whether as a playroom, utility area, or additional living space, subject to the necessary consents.

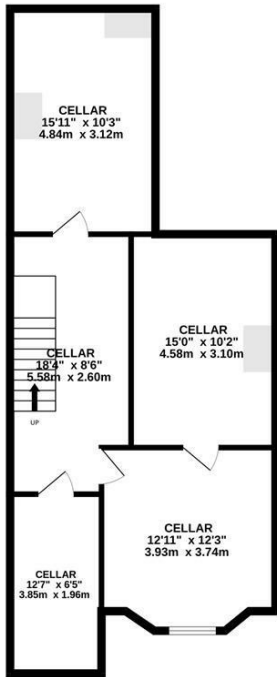
KEY FEATURES

- Charming Edwardian end-terrace
- Location ideal for Manchester City Centre & Manchester Airport
- Four well-proportioned bedrooms, including principal with en suite
- Private driveway with off road parking
- Sought-after location close to M60, Sale Metrolink Station & bus links
- A stones throw away from excellent Primary & Secondary Schools
- Versatile basement with multiple chambers, offering further development potential
- Freehold

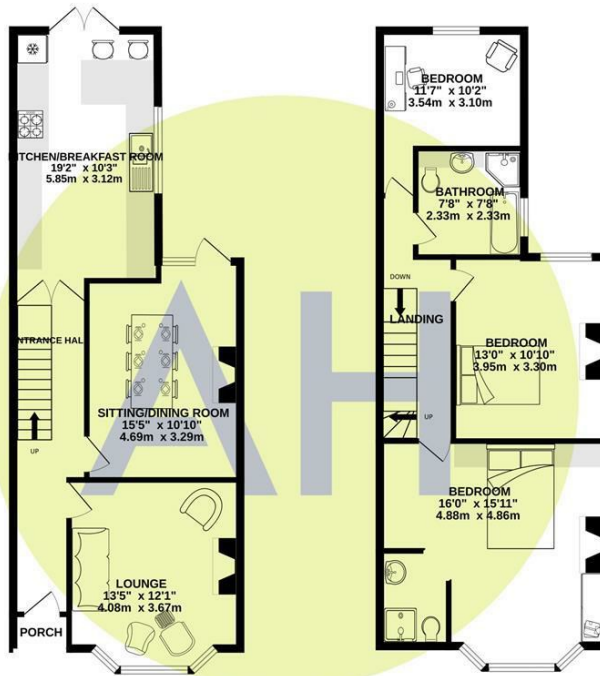




BASEMENT
696 sq.ft. (64.7 sq.m.) approx.



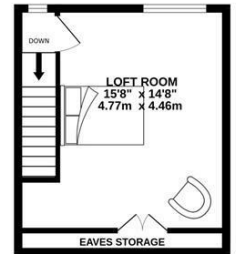
GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



2ND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA: 2145 sq.ft. (199.3 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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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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DPS

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.