



ASHWORTH HOLME
Sales · Lettings · Property Management



16 AMBERLEY ROAD, M33 6QP
£625,000



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DESCRIPTION

A HIGHLY ATTRACTIVE AND CONSIDERABLY LARGER THAN AVERAGE THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY OCCUPYING A PRIME POSITION ON THE HIGHLY SOUGHT-AFTER AMBERLEY ROAD.

This impressive home offers particularly generous room proportions, high ceilings and approximately 1345-SQFT of well-planned accommodation. The property has also been extended to the rear and side, creating excellent additional living space and making it a particularly appealing family home.

The accommodation briefly comprises: entrance hallway, separate bay-fronted dining room, a superb extended lounge measuring over 25ft in length with direct access onto the rear garden, together with a large breakfast kitchen. A useful utility room and downstairs WC complete the ground floor accommodation. To the first floor there are three genuine double bedrooms and a family bathroom.

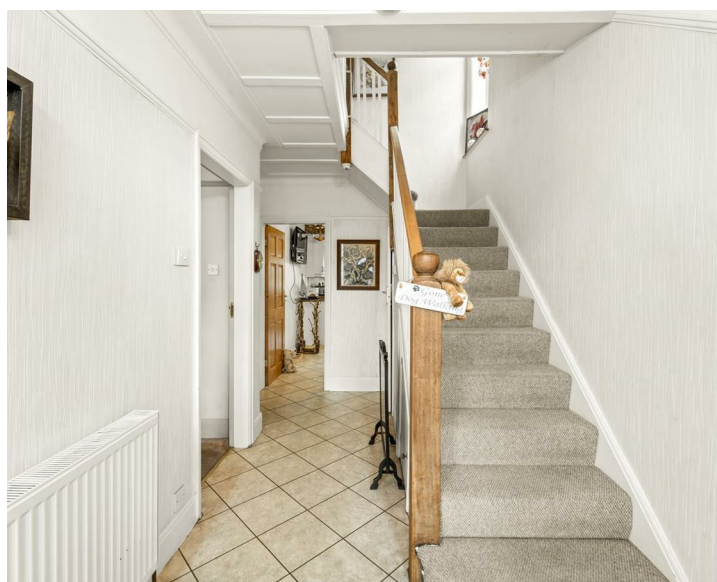
Externally, the property benefits from off-road parking to the front, whilst to the rear is a substantial and mature garden, mainly laid to lawn with established shrubbery displays and a raised seating area. There is also a quality garden shed which is currently used as a work studio.

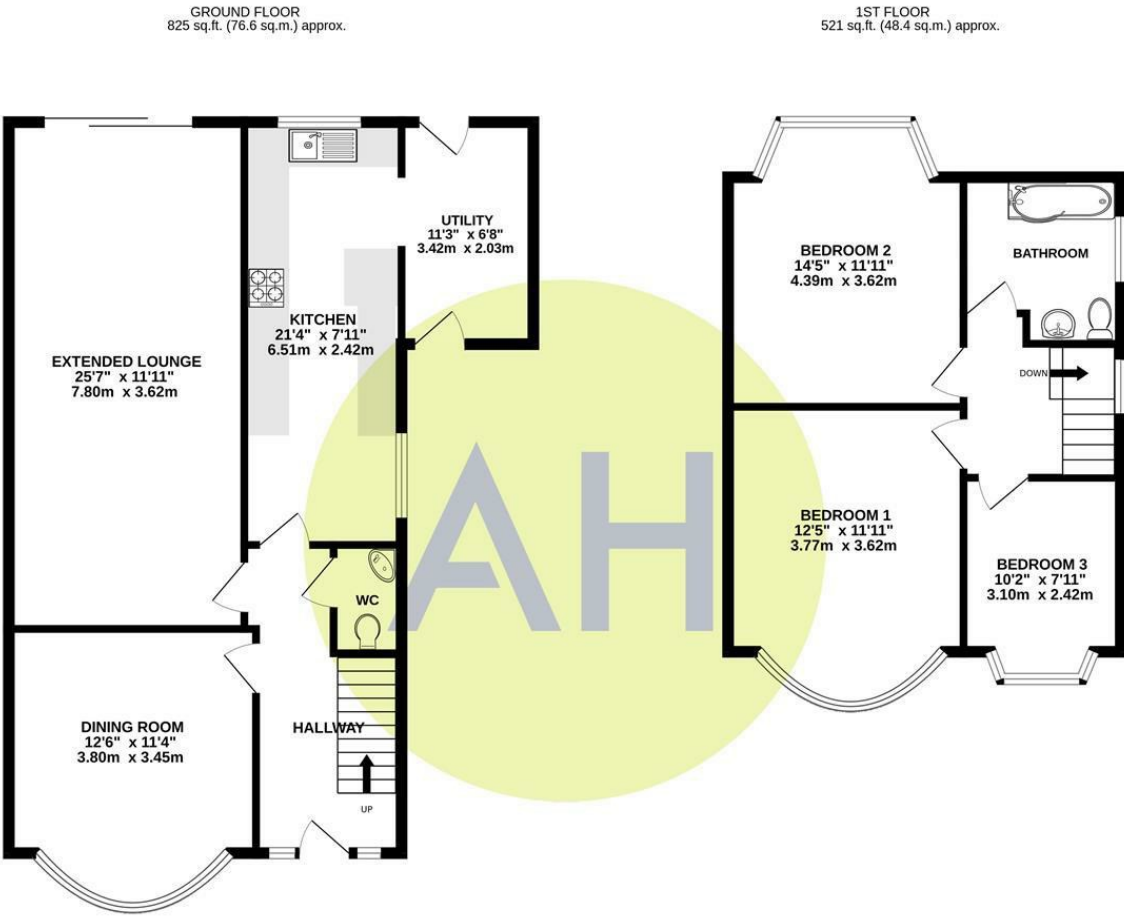
Amberley Road is an attractive, tree-lined and highly sought-after location, positioned within approximately a 20-minute walk of Sale Town Centre and just a short stroll from the many amenities of Ashton-on-Mersey Village. The property also falls within the catchment for the highly regarded Ashton-on-Mersey School, Trafford Grammar Schools and popular local primary schools including St Mary's and Wellfield Junior School.

KEY FEATURES

- Three double bedrooms
- Highly sought-after Amberley Road
- Superb 25ft extended lounge
- Substantial mature rear garden
- Considerably larger than average
- Extended to the rear and side
- Large breakfast kitchen
- Excellent school catchment area







TOTAL FLOOR AREA : 1345 sq.ft. (125.0 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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