



ASHWORTH HOLME
Sales · Lettings · Property Management



7 BOXGROVE ROAD, M33 6QW
£665,000



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DESCRIPTION

A TRULY IMPRESSIVE DOUBLE-FRONTED DETACHED BUNGALOW, OCCUPYING A GENEROUS CORNER PLOT WITH BEAUTIFULLY MAINTAINED GARDENS AND OFFERING OVER 1,000 SQ FT OF VERSATILE ACCOMMODATION, POSITIONED WITHIN ONE OF SALE'S MOST SOUGHT-AFTER TREE-LINED LOCATIONS.

This handsome 1930s detached bungalow is a rare addition to the market, combining attractive period character, spacious accommodation and a prestigious setting within easy walking distance of both Sale Town Centre and Ashton-on-Mersey Village.

Occupying a substantial corner plot, the property enjoys mature gardens to the front, side and rear, creating an excellent degree of privacy and outdoor space seldom found with bungalows of this style. A gated driveway provides off-road parking, whilst the attractive double-fronted elevation gives the property a commanding presence from the roadside.

Internally, the accommodation extends to approximately 1,038 sq ft and is arranged around a welcoming central entrance hall. The spacious living room enjoys a charming bay window overlooking the front garden, whilst the separate dining room provides an ideal space for entertaining and family gatherings. The fitted kitchen is complemented by a separate utility room, and the addition of a dedicated study offers an excellent work-from-home space or hobby room.

The principal bedroom is a particularly generous double bedroom with a bay window and the benefit of an en-suite shower room. Two further bedrooms are served by the main family bathroom, providing flexible accommodation for families, visiting guests or those seeking additional workspace.

KEY FEATURES

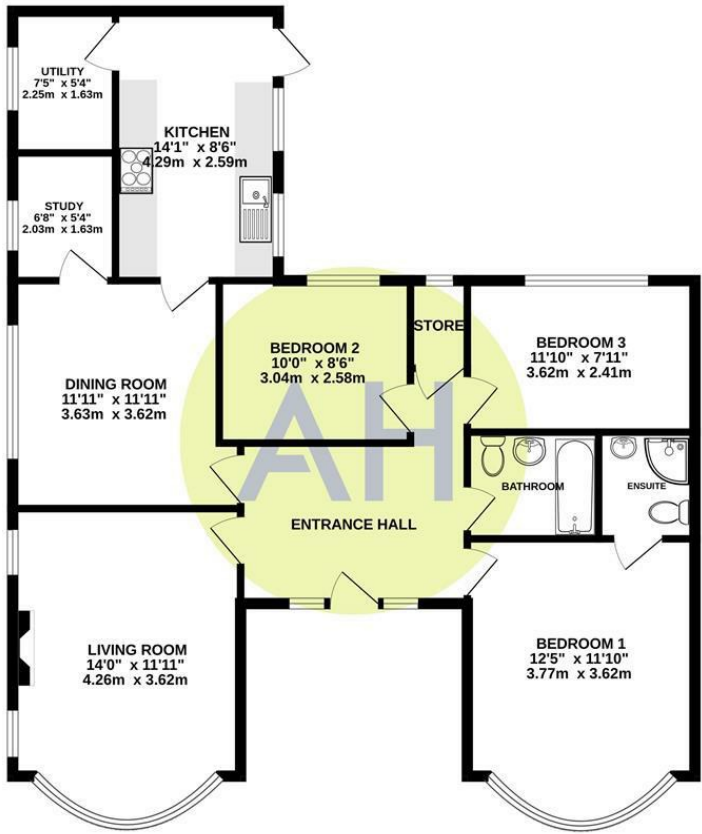
- Attractive double fronted bungalow
- Generous corner garden plot
- Principal bedroom with en-suite shower room
- Utility room and fitted kitchen
- Over 1,000 sq ft of accommodation
- Prestigious tree-lined location
- Three bedrooms and two bathrooms
- Separate dining room and study
- Gated driveway and mature gardens to three sides
- Each reach of Sale Centre and Ashton Village







GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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.
Made with Metropix C2020s

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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