



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



**1 MEADWAY, M33 4PG**  
**£595,000**



## DESCRIPTION

A SPACIOUS AND EXTENDED THREE DOUBLE BEDROOM DETACHED FAMILY HOME CIRCA 1500-SQFT OF WELL-PRESENTED ACCOMMODATION, WITH AMPLE OFF-ROAD PARKING, A PRIVATE REAR GARDEN AND NO ONWARD CHAIN.

Occupying a popular residential position within easy reach of highly regarded local schools, this impressive detached home offers generous and versatile accommodation throughout, making it an ideal purchase for growing families.

The accommodation begins with an entrance porch leading into a welcoming hallway with ground floor WC and useful understairs storage. To the front of the property is a well-proportioned sitting room with bay window, whilst to the rear a substantial lounge opens into a dining area, creating an excellent space for both everyday family life and entertaining. The dining area enjoys a vaulted ceiling with Velux rooflight and doors opening onto the rear garden. The kitchen is fitted with a comprehensive range of contemporary high-gloss units complemented by granite work surfaces and a selection of integrated appliances. A separate utility room provides additional storage and laundry space. To the first floor are three genuine double bedrooms. The principal bedroom benefits from fitted wardrobes, whilst the second bedroom is served by an en-suite shower room. A modern family bathroom completes the accommodation and features both a bath and separate shower enclosure. Externally, the property is approached via a block-paved driveway providing ample off-road parking. To the rear is a mature and private garden incorporating paved seating areas and a generous lawn, creating an excellent outdoor space for families to enjoy.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire a substantial detached home in a sought-after location.

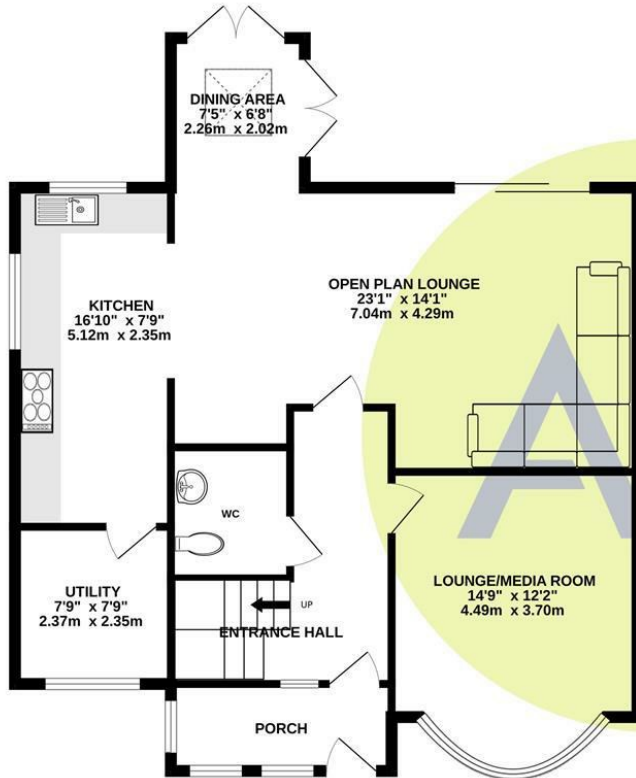
## KEY FEATURES

- Extended detached family home
- Over 1,500 sq ft of accommodation
- Modern kitchen with separate utility room
- Large driveway providing ample parking
- Popular residential location
- Three genuine double bedrooms
- Two spacious reception rooms
- En-suite shower room and family bathroom
- Private, established rear garden
- Offered for sale with no onward chain

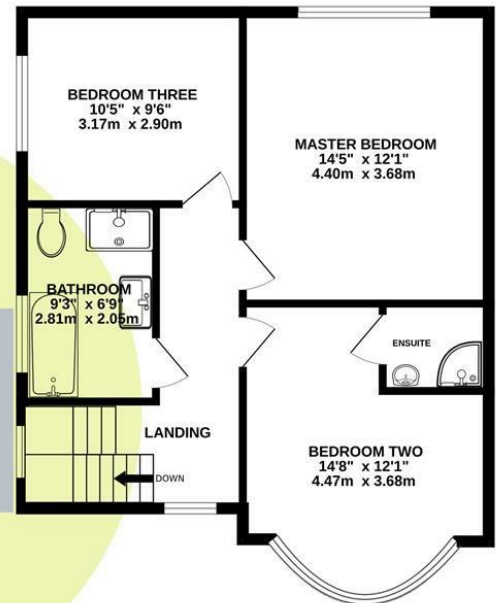




GROUND FLOOR  
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



## ASHWORTH HOLME

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PRS Property Redress Scheme

CMP Client Money Protect

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.