ASHWORTH HOLME
Sales · Lettings · Property Management



12 LAMBERT DRIVE, M33 5WP
OFFERS OVER £600,000

4 2 2







DESCRIPTION

AN EXCEPTIONALLY WELL-PRESENTED AND SIGNIFICANTLY EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME, OCCUPYING A PRIME POSITION JUST MOMENTS FROM ASHTON-ON-MERSEY VILLAGE.

This superb family home offers beautifully presented and thoughtfully reconfigured accommodation extending to approximately 1434 SQFT, making it an outstanding choice for growing families seeking modern open-plan living in one of Sale's most desirable locations. Positioned just a short stroll from the ever-popular Ashton-on-Mersey Village, the property enjoys excellent access to highly regarded schools, local amenities and superb transport links.

In brief, the accommodation comprises: welcoming entrance hallway, elegant bay-fronted living room, useful additional reception room currently utilised as a playroom, downstairs WC, practical utility room, and a stunning extended open-plan living / dining kitchen forming the true heart of the home. This impressive space has been designed perfectly for modern family living and entertaining, featuring a central island, Velux roof windows flooding the room with natural light, and bi-folding doors opening directly onto the rear garden. To the first floor, the property continues to impress with four well-proportioned bedrooms, including a superb principal suite with dedicated dressing area and stylish en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, making this an ideal layout for busy family life. Externally, the property benefits from off-road parking to the front, a useful storage garage, and an enclosed rear garden ideal for families and entertaining alike.

A truly impressive turnkey family home offering the modern layout so many buyers are searching for, all within one of Sale's most sought-after residential settings. NO CHAIN.

KEY FEATURES

- Extended four bedroom semi-detached home
- Stunning open-plan living kitchen
- Principal suite with en-suite & dressing area
- Utility room, WC & storage garage
- Approx. 1434 SQFT of accommodation
- Bi-fold doors and Velux rooflights
- Two further reception rooms
- Moments from Ashton-on-Mersey Village









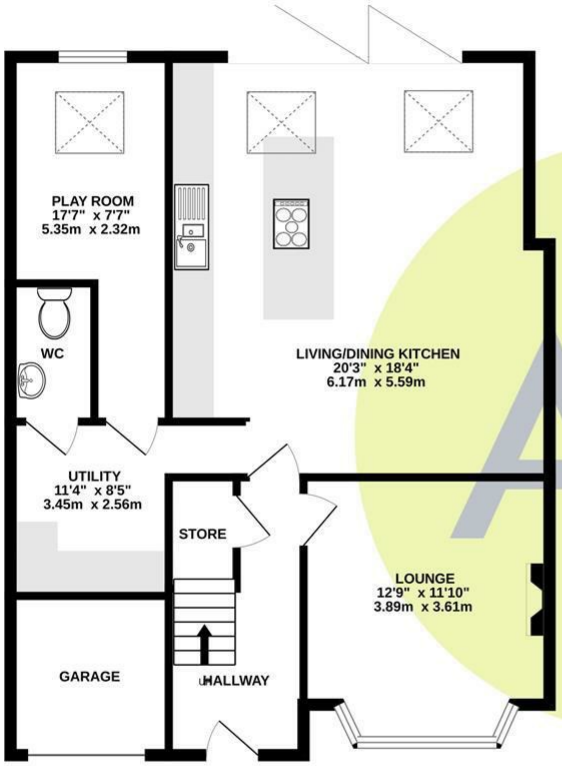




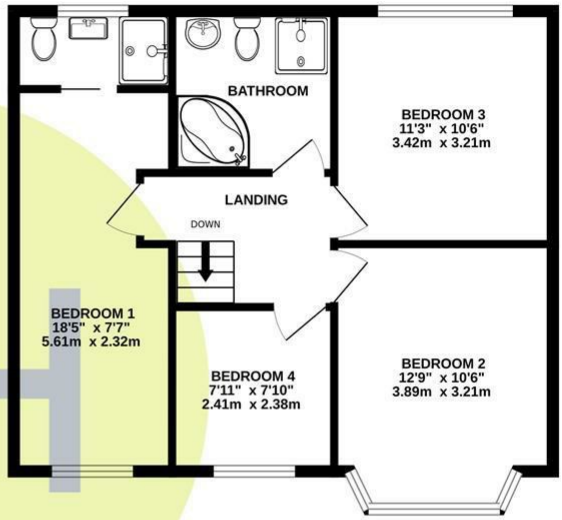


FLOOR PLANS

GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.

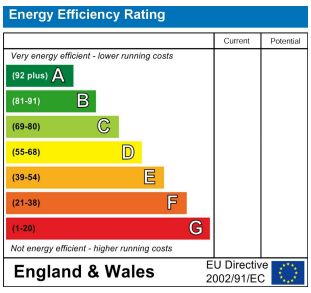


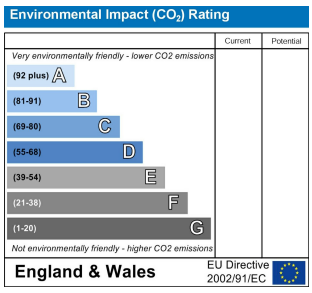
1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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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ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 **E** INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK

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