



# ASHWORTH HOLME

Sales · Lettings · Property Management



**62 GROSVENOR ROAD, M33 6NW**  
**£420,000**

3 1 2



## DESCRIPTION

SITUATED ON ONE OF THE MOST DESIRABLE ROADS IN ASHTON-ON-MERSEY, THIS EXTENDED SEMI-DETACHED HOME OFFERS GENEROUS LIVING SPACE AND GREAT POTENTIAL FOR MODERNISATION. IT'S IDEALLY POSITIONED CLOSE TO POPULAR LOCAL SCHOOLS AND THE VILLAGE CENTRE, WITH ITS WIDE RANGE OF AMENITIES.

The accommodation is both spacious and well laid out, comprising a welcoming entrance hallway, a bright and airy dining room, an extended lounge with plenty of room for the whole family, and a contemporary breakfast kitchen.

Upstairs, there are three comfortable double bedrooms along with a modern family bathroom.

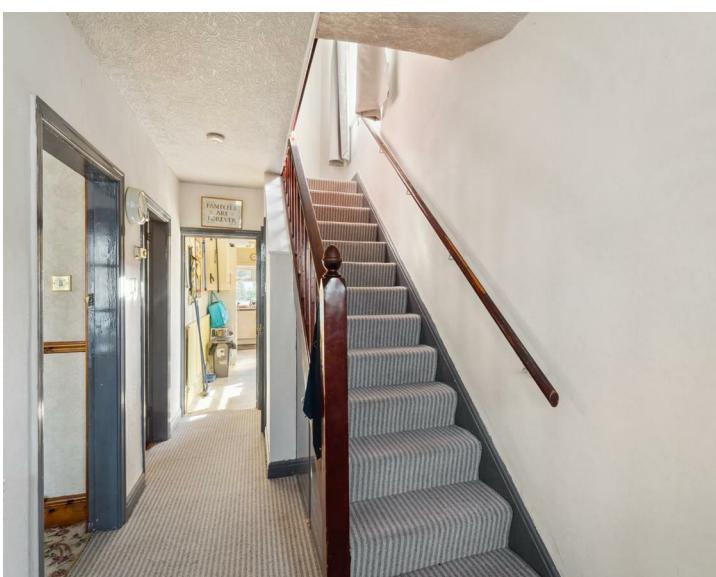
Externally, the property benefits from ample off-road parking to the front, while the rear garden is an excellent size – mainly laid to lawn with mature planting and a charming fish pond, perfect for relaxing outdoors.

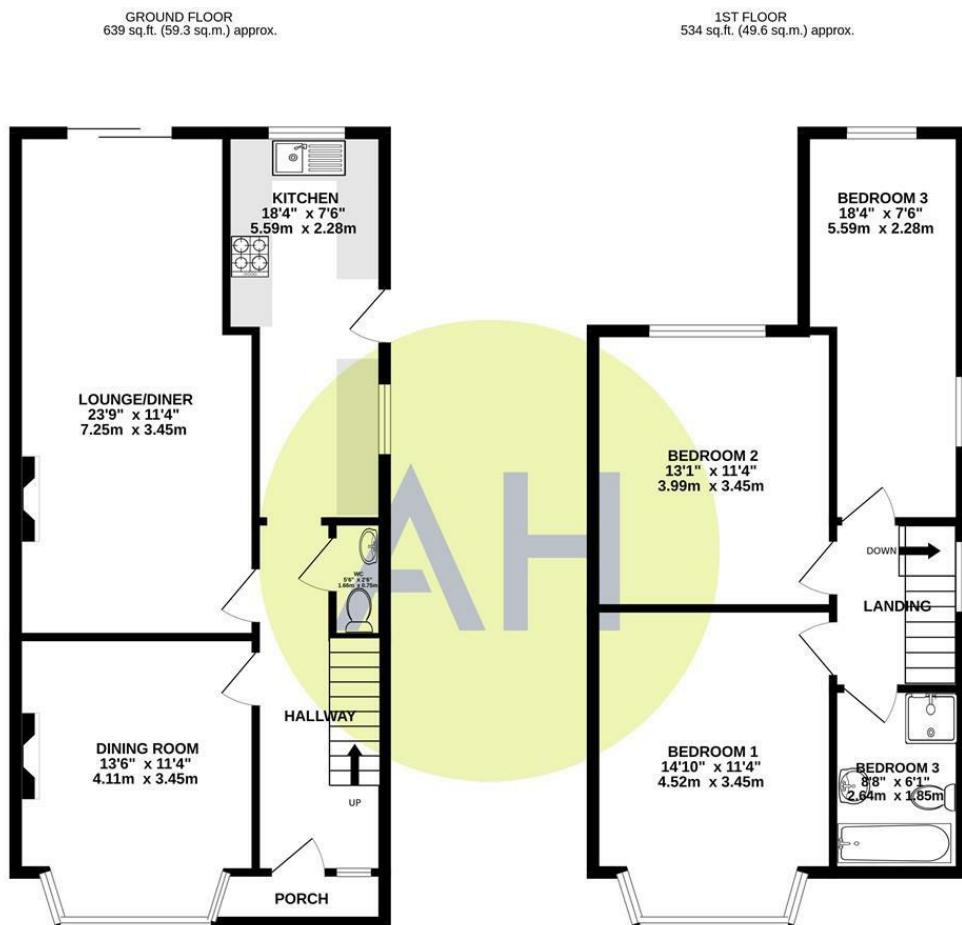
This much-loved home is offered for sale with NO ONWARD CHAIN and represents a fantastic opportunity for buyers looking to put their own stamp on a well-located family property.

## KEY FEATURES

- Extended semi-detached home
- Three double bedrooms
- Large garden with fish pond
- Sought-after Ashton on Mersey location
- Spacious lounge & dining room
- Off-road parking & no chain







TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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 not 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	



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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
T 0161 973 6680 E [INFO@ASHWORTHHOLME.CO.UK](mailto:INFO@ASHWORTHHOLME.CO.UK)  
[WWW.ASHWORTHHOLME.CO.UK](http://WWW.ASHWORTHHOLME.CO.UK)





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