



ASHWORTH HOLME
Sales · Lettings · Property Management



62 GROSVENOR ROAD, M33 6NW
£420,000



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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

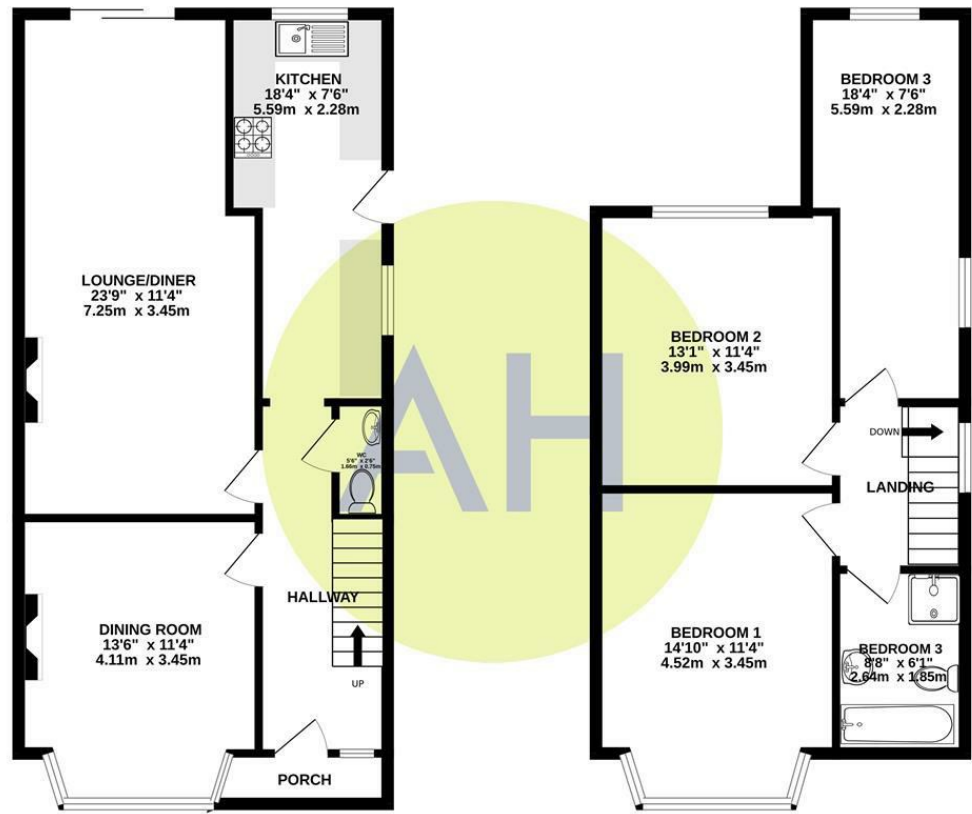






GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.

1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



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 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 (2022)

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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.