



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



**70 ST. MARTINS ROAD, M33 5PZ**  
**£460,000**



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## DESCRIPTION

AN EXCELLENT OPPORTUNITY TO ACQUIRE A SPACIOUS AND EXTENDED DETACHED BUNGALOW, IDEALLY POSITIONED WITHIN THE HIGHLY REGARDED ASHTON ON MERSEY VILLAGE.

Offering well-balanced and versatile accommodation throughout, the property is likely to appeal to a wide range of buyers seeking comfortable single-level living in a sought-after location.

The accommodation comprises a generous living room which enjoys direct access to the rear garden, creating a light and welcoming space ideal for both relaxing and entertaining. To the rear, a superb open-plan kitchen, dining and living area forms the heart of the home, thoughtfully designed to suit modern living and social occasions alike. There are two well-proportioned double bedrooms, together with a contemporary bathroom.

Externally, the property is approached via a driveway providing off-road parking for multiple vehicles and access to a detached garage. To the rear is a private, enclosed garden offering a pleasant degree of privacy and an ideal space for outdoor enjoyment.

St Martins Road is a particularly popular location, well placed for Ashton on Mersey village, excellent local amenities and highly regarded schools, making this an attractive and convenient place to call home.

## KEY FEATURES

- Extended detached bungalow
- Two well-proportioned double bedrooms
- Open-plan kitchen, dining and living area
- Driveway parking and detached garage
- Sought-after Ashton on Mersey location
- Spacious living room with garden access
- Contemporary bathroom
- Private rear garden

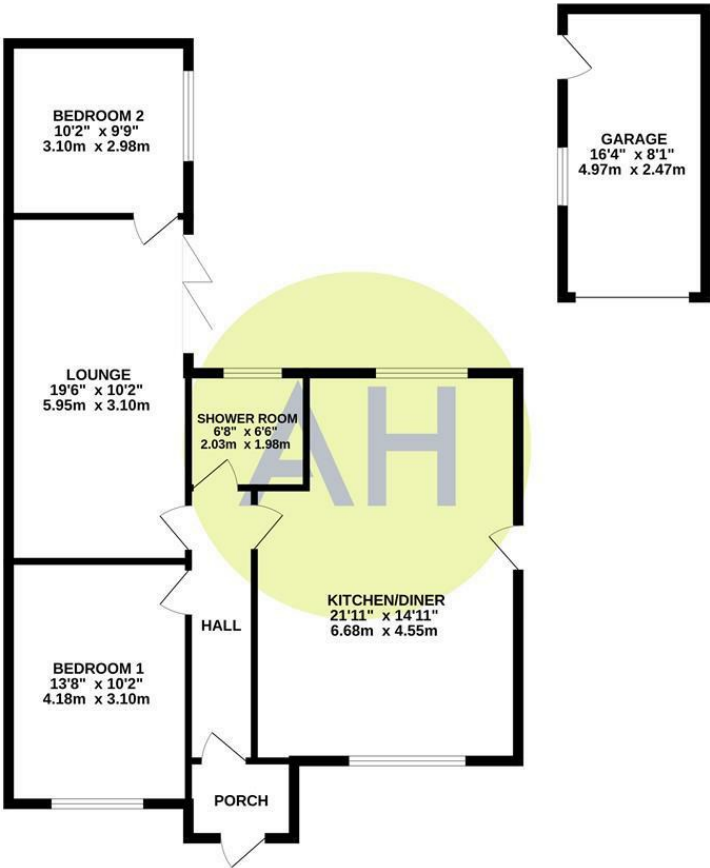








GROUND FLOOR  
1004 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.2 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.  
Made with Metagix C2026.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 63                      |
| (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                                                     |         | 85                      |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         | 63                      |
| (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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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.