



ASHWORTH HOLME
Sales · Lettings · Property Management



6 LOUGHBOROUGH CLOSE, M33 5UF
£1,900 PER CALENDAR MONTH



DESCRIPTION

A MODERN THREE-BEDROOM DETACHED HOME, PERFECTLY SITUATED IN A HIGHLY SOUGHT-AFTER LOCATION CLOSE TO ASHTON-ON-MERSEY SCHOOL.

The property offers well-balanced living space, featuring a spacious living room, a separate dining room, and a fitted kitchen. A bright conservatory provides additional living space and offers direct access to the enclosed rear garden, which is mainly laid to lawn. The home also benefits from a single integral garage.

To the first floor, there are three well-proportioned bedrooms, including a master bedroom with fitted furniture and a private en-suite shower room. A separate family bathroom serves the remaining bedrooms.

Externally, the property enjoys a private rear garden, while the front offers a driveway providing off-road parking and access to the integral garage.

A fantastic opportunity to acquire a modern family home in a desirable location!

£100 holding fee is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme. All deposits are lodged with the 'Deposit Protection Service'.

KEY FEATURES

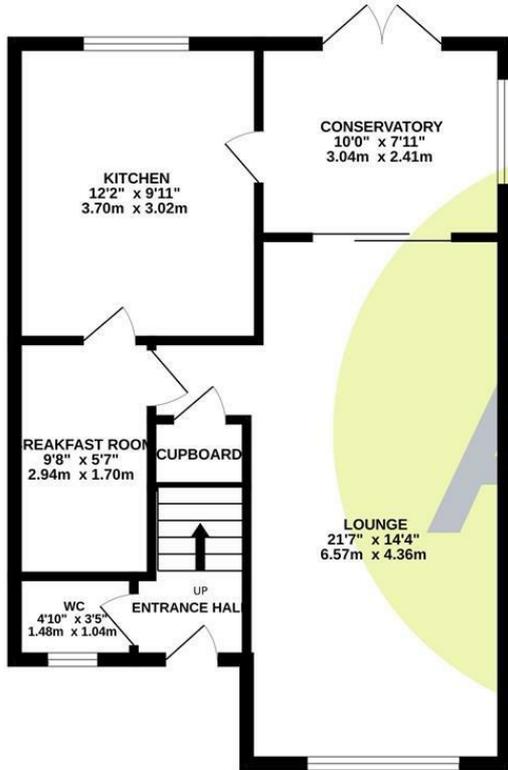
- Modern three-bedroom detached home in a sought-after location
- Spacious living room, separate dining room, and fitted kitchen
- Bright conservatory with access to the enclosed rear garden
- Master bedroom with fitted furniture and en-suite shower room
- Single integral garage and driveway providing off-road parking
- Close to Ashton-on-Mersey School and local amenities



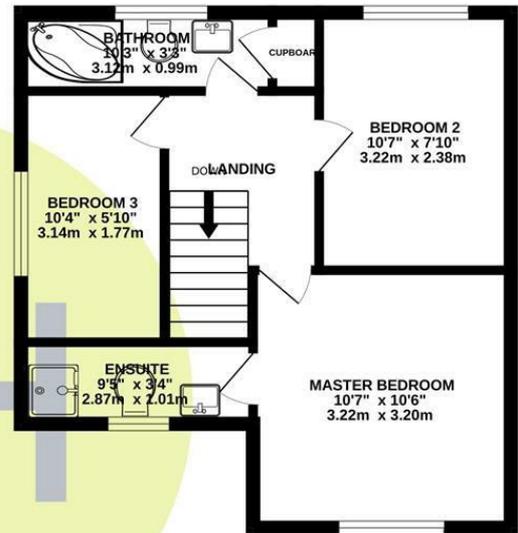




GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



ASHWORTH HOLME

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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.