



ASHWORTH HOLME
Sales · Lettings · Property Management



58 CARLTON ROAD, M33 6WY
£420,000



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DESCRIPTION

AN ATTRACTIVE VICTORIAN SEMI-DETACHED HOME EXTENDING TO APPROXIMATELY 1,035 SQ FT, ENJOYING A HIGHLY DESIRABLE POSITION ON THE EVER-POPULAR CARLTON ROAD IN SALE, WITH THE BENEFIT OF A LARGER THAN AVERAGE REAR GARDEN AND EXCELLENT DEVELOPMENT POTENTIAL.

Typical of its era, the property offers impressive ceiling heights and generous room proportions throughout. The accommodation comprises a welcoming entrance hallway, two well-proportioned reception rooms and a kitchen to the rear providing access to the garden. To the first floor there are three good-sized bedrooms and a family bathroom. Externally, the property benefits from off-road parking to the front for one vehicle, while to the rear there is a particularly generous garden for a property of this type, offering excellent outdoor space and superb potential for extension or further development (subject to the necessary consents).

The property now presents an exciting opportunity for buyers seeking a project, allowing the next owner to modernise, reconfigure and add value over time while creating a superb long-term family home.

The location is a real highlight, forming part of the ever-popular Carlton Road area of Sale and within easy reach of Sale Town Centre, with its wide range of shops, restaurants and Metrolink connections providing convenient access into Manchester City Centre and beyond.

Offered for sale with NO ONWARD CHAIN, this is a fantastic opportunity to acquire a well-proportioned period home in a highly convenient location with outstanding long-term potential.

KEY FEATURES

- Attractive Victorian semi-detached home
- Three well-proportioned bedrooms
- Larger than average rear garden
- Modernisation and development potential
- Approx. 1,035 sq ft of accommodation
- Two reception rooms
- Off-road parking to the front
- Highly desirable Carlton Road location

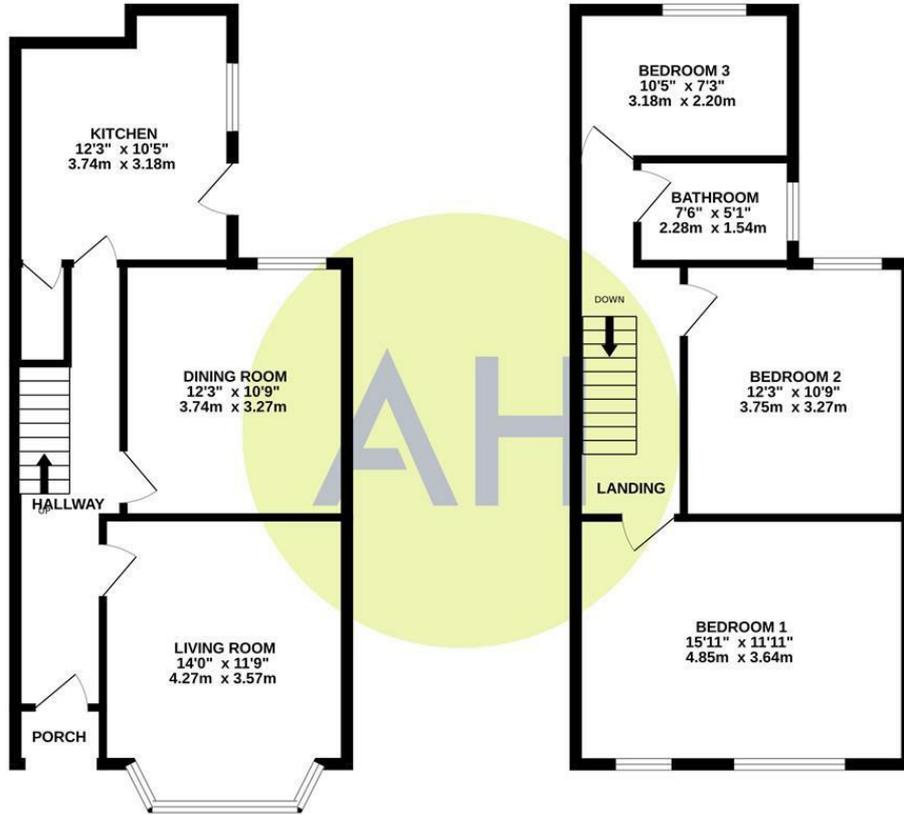






GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 operation 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		



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

