



ASHWORTH HOLME

Sales · Lettings · Property Management



16 BROOKSIDE ROAD, M33 3TE
£485,000

3 1 2



DESCRIPTION

A BEAUTIFULLY PRESENTED AND LARGER-THAN-AVERAGE SEMI-DETACHED FAMILY HOME, WITH WELL-PROPORTIONED ROOMS AND EXCELLENT CEILING HEIGHTS, IDEALLY LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL AREA CLOSE TO EXCELLENT SCHOOLS AND TRANSPORT LINKS. OFFERED FOR SALE WITH NO ONWARD CHAIN.

The property has been well maintained throughout and offers fantastic scope for remodelling or extending (subject to the necessary consents).

In brief, the accommodation comprises: recessed porch, welcoming entrance hallway and cloakroom/WC. To the front there is a bay-fronted dining room, while to the rear the sitting room opens into a conservatory with double doors giving direct access to the garden. The kitchen is fitted with a range of units and also provides side access. To the first floor there are three well-proportioned bedrooms served by a family bathroom/WC. Externally, a driveway to the front provides off-road parking and continues via gated access to the side and a detached garage. To the rear, the gardens are designed for easy maintenance and enjoy a sunny south-westerly aspect.

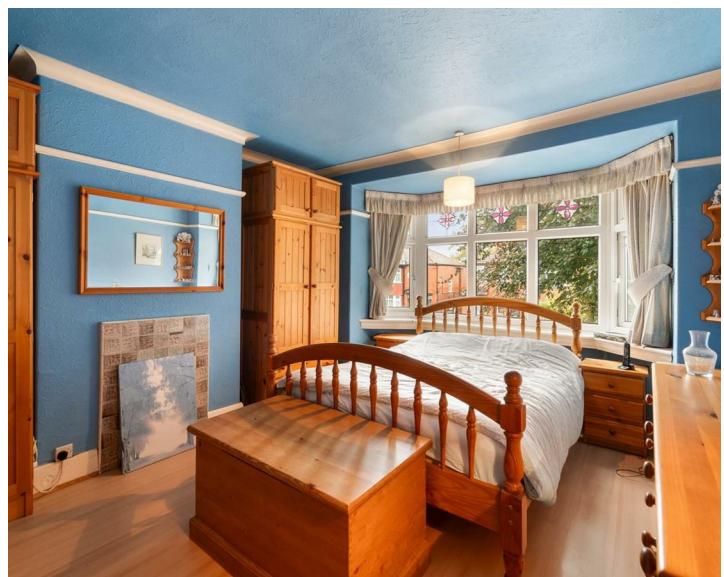
The location is one of the most sought-after within the Sale area, just a few moments' walk from Brooklands Metrolink and around a 15-minute stroll along the Bridgewater Canal towpath into Sale Town Centre. The popular market town of Altrincham is also easily reached in just a few minutes via Metrolink or car. Families will also appreciate catchment for Brooklands Primary School, with Sale Grammar and Ashton-on-Mersey School both nearby.

Viewing is highly recommended.

KEY FEATURES

- Larger-than-average semi-detached
- Close to Brooklands Metrolink
- Well-proportioned rooms throughout
- Brooklands Primary catchment
- Freehold
- Highly sought after location
- Conservatory with garden access
- Bay-fronted dining room and sitting room
- Driveway, gated side access and garage
- No onward chain

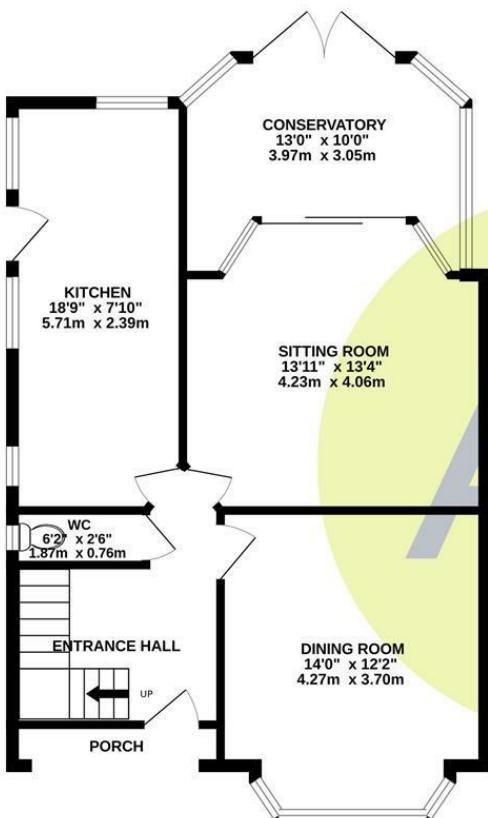




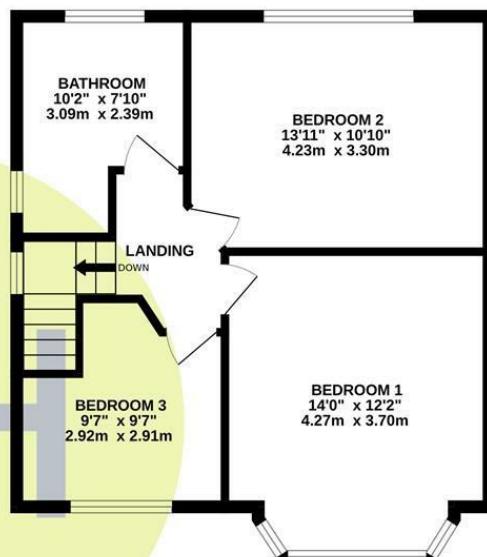
FLOOR PLANS



GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 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			
EU Directive 2002/91/EC		80	58
England & Wales		EU Directive 2002/91/EC	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			
EU Directive 2002/91/EC		England & Wales	England & Wales

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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.

