



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



**38 OVERTON CRESCENT, M33 4HQ**  
**£650,000**



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## DESCRIPTION

A BEAUTIFULLY EXTENDED AND THOUGHTFULLY REMODELLED SEMI-DETACHED FAMILY HOME, OCCUPYING A GENEROUS CORNER PLOT WITHIN ONE OF THE AREA'S MOST POPULAR RESIDENTIAL LOCATIONS.

The property offers well-balanced accommodation with an emphasis on open-plan living to the rear, making it ideal for modern family life and entertaining. With four genuine double bedrooms, including a principal bedroom with en-suite facilities, this is a home that delivers both space and quality.

The location is particularly well regarded, being within the catchment for Ashton-on-Mersey School, along with convenient access to local amenities, transport links and green spaces.

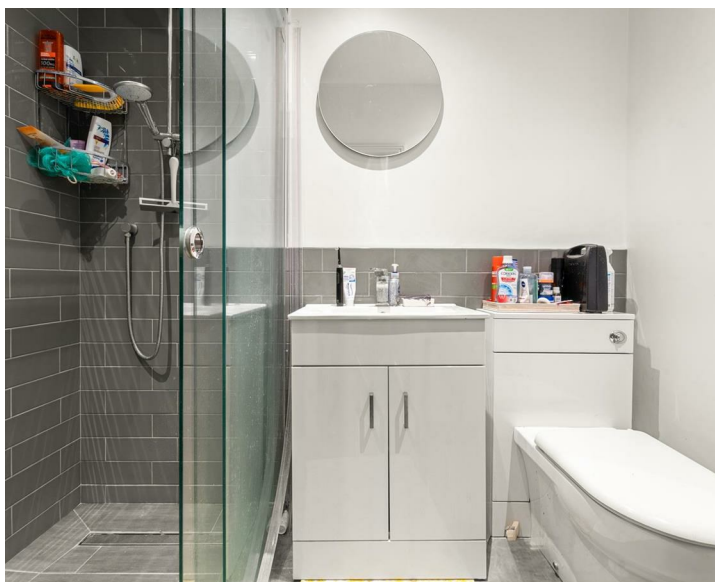
The accommodation in brief comprises: welcoming entrance hallway with useful under-stairs storage and ground floor WC; spacious front lounge featuring a large bay window. To the rear lies the impressive open-plan kitchen, living and dining space, with a separate utility room accessed directly off the kitchen, fitted with matching units, sink and space for additional appliances. To the first floor are four well-proportioned double bedrooms, the principal bedroom benefiting from en-suite shower room facilities. The remaining bedrooms are served by a stylish family bathroom, with underfloor heating to both the en-suite and bathroom.

Externally, the property sits on a generous corner plot. The front is predominantly paved, providing ample off-road parking, while gated side access leads to the rear garden. The garden is of a good size and ideal for families, featuring mature planted borders, patio areas for outdoor dining and a lawned garden.

## KEY FEATURES

- Substantially extended semi-detached home
- Outstanding open-plan living/dining kitchen
- Four genuine double bedrooms
- Utility room accessed off the kitchen
- Generous corner garden plot & driveway
- Modern kitchen with central island
- Principal bedroom with en-suite
- Catchment for Ashton-on-Mersey School

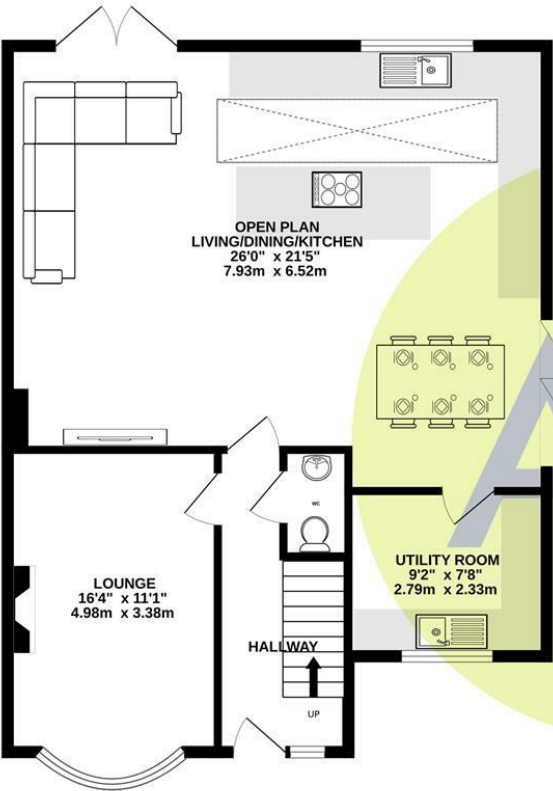




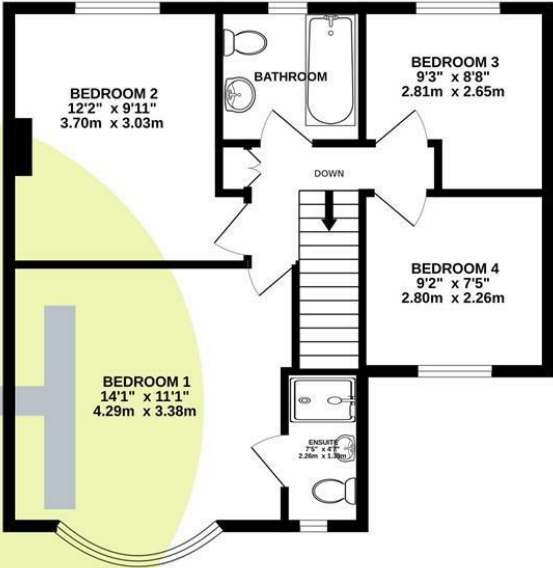




GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1464sq.ft. (136.0 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	
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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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



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