



ASHWORTH HOLME

The Fixed Fee Estate Agents



£675,000

8 LIGHTBORNE ROAD M33 5EA

£675,000

****WATCH OUR VIDEO TOUR**** An outstanding four double bedroom home presented to the highest of standards with a sizeable rear garden and in the catchment of Trafford's superb junior and secondary schools. This incredible property is sure to tick all the boxes for the discerning buyer looking for a turnkey property which can be enjoyed immediately and benefits from beautifully proportioned bright rooms and a layout perfect for family living. Completely remodeled in 2017 with a new kitchen and bathrooms, new windows, front door and two sets of bifold doors as well as a new boiler, electrics and flooring throughout. Externally the driveway was laid just two years ago as well as a beautiful patio area at the back giving ample alfresco dining space in a sizeable rear garden. The finish is to the highest standard with the kitchen living area featuring quartz worktops, a grohe hot water tap and underfloor heating. The double bifold doors bring the outside in and have integrated blinds. The internal bifold doors open up from the kitchen living space to the lounge to reveal the ultimate family and party space for making memories. Simply close the internal bifold doors to enjoy a quiet sanctuary and relaxing evenings in front of the television. There is also a separate play area/ teenage den and downstairs WC. The useful utility room features a washer/dryer as well as a hanging rack for drying clothes when not using the dryer. Upstairs is a breathtaking master suite complete with walk in wardrobe and ensuite bathroom. The vaulted ceiling with skylights floods the room with light during the day and one click of a button on the remote controlled blackout blinds brings them down for a good night's sleep. The second bedroom also feature a vaulted ceiling and blinds. Two further double bedrooms and a porcelain tiled bathroom complete with underfloor heating, separate shower and freestanding bath complete the upstairs. The boarded loft is accessed via a pull down ladder.



KEY FEATURES

AH

- Outstanding four double bed detached
- Presented to an exceptionally high standard
- Large open plan dining kitchen
- Excellent school catchments
- Master bed with en-suite & walk-in wardrobe
- Extended to both the ground & first floor
- Large private rear garden
- Sought after location popular with families



KEY FEATURES

AH



'An outstanding four bedroom detached which is presented to the very highest of standards throughout and boasts a stunning dining kitchen, separate utility, two reception rooms and an impressive master bedroom with en-suite, walk-in wardrobe and vaulted ceilings with skylight windows'



DIMENSIONS



Ground Floor

Entrance Hallway

Utility Room

Downstairs WC

Family Room
12'10" x 12'10"

Lounge
14'0" x 12'10"

Dining Kitchen
27'1" x 24'1"

First Floor

Master Bedroom
16'4" x 14'0"

En-Suite Shower Room

Walk-In Wardrobe

Bedroom Two
16'4" x 13'0"

Bedroom Three
12'10" x 10'11"

Bedroom Four
11'0" x 9'4"

Family Bathroom

Externally

Rear Garden

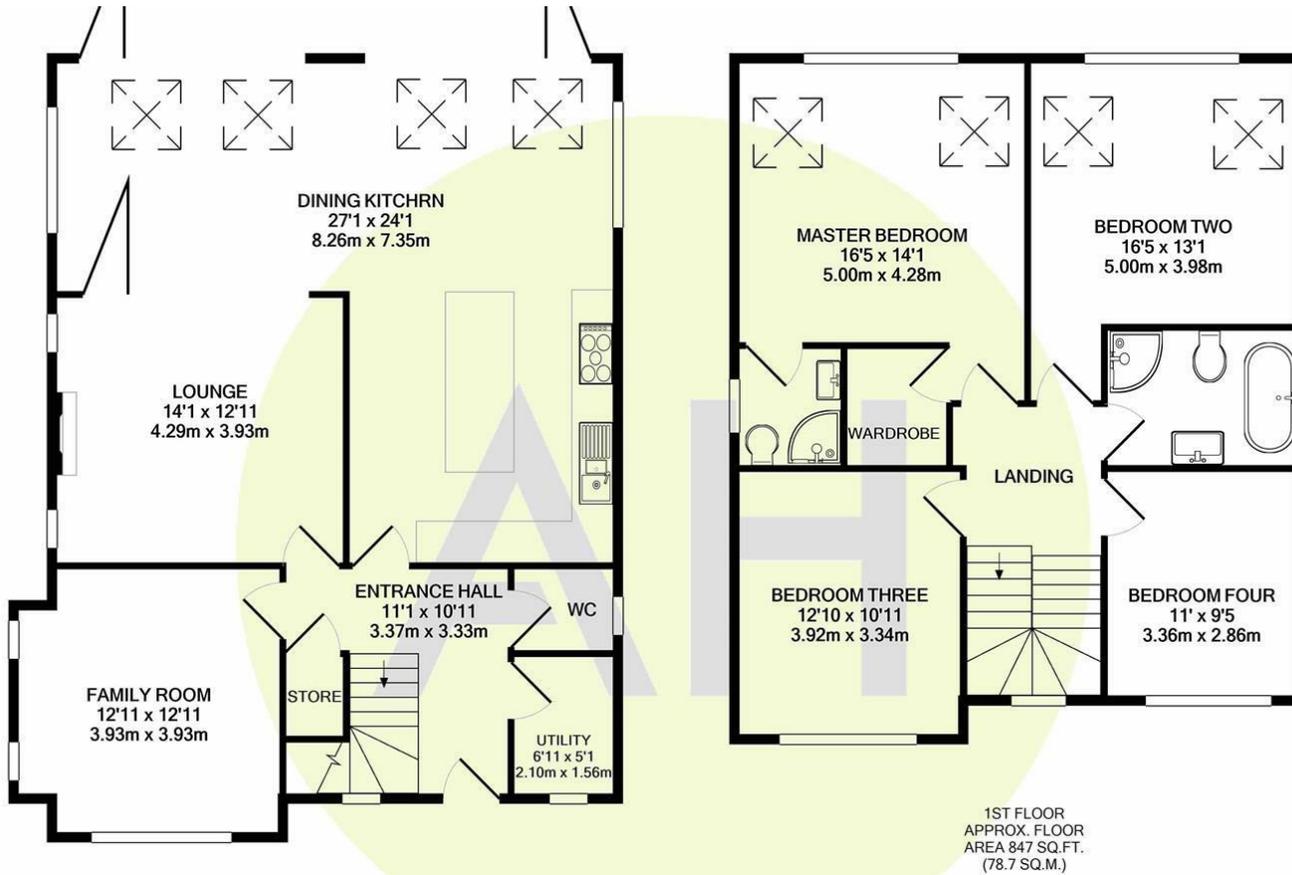
Driveway



LOCATION

Sale is a vibrant town, having a good choice of local stores with both Tesco and Sainsbury's represented along with M&S Food. There are a good number of restaurants and eateries within walking distance and many more a short drive away. The M60 Manchester orbital motorway passes conveniently along the northern boundary of the town and a number of nearby junctions provide easy access to the remainder of the North West Motorway Network. The Trafford Centre with Selfridges, Debenhams, John Lewis and Marks & Spencer, along with a huge variety of clothing and other stores with its Multiplex Cinema Complex, is within easy reach. Manchester City Centre with its regional facilities including theatre and arts, as well as specialist shopping is also close by as is Manchester International Airport with its many worldwide direct connections. Trafford MBC is well known for its excellent education facilities and there are several good schools situated nearby.





TOTAL APPROX. FLOOR AREA 1837 SQ.FT. (170.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
	69	81
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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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.