



- Semi Detached Property
- Two Double Bedrooms
- Lounge
- Dining Kitchen
- Bathroom
- Garden
- Parking
- Viewing Advised

42 Aldworth Grove  
Sale, M33 4XW

£255,000

A rare opportunity to purchase this two double bedroom semi detached property, located close to Sale town centre. The ground floor accommodation comprises of an entrance hall, lounge and a dining kitchen. To the first floor there are two double bedrooms and a modern bathroom. Externally there is a driveway providing off road parking, with side access to the rear garden, which is mainly laid to lawn.

### Ground Floor

**Entrance Hall** 5' 2" x 3' 9" (1.57m x 1.14m)

Radiator, stairs to first floor.

**Lounge** 13' 3" x 11' 7" (4.04m x 3.53m)

Radiator, window to front.

**Dining Kitchen** 14' 3" x 9' 9" (4.34m x 2.97m)

Fitted with a range of units incorporating a sink and drainer, four ring induction hob with extractor over, oven, built in washing machine, space for dishwasher and fridge freezer, radiator, breakfast bar, spot lighting, storage cupboard, window to rear, door to rear garden.



## First Floor

### Landing

**Bedroom One** 11' 1" x 9' 3" (3.38m x 2.82m)

Built in storage cupboards, radiator, window to front.

**Bedroom Two** 14' 2" x 7' 2" (4.31m x 2.18m)

Radiator, windows to rear.

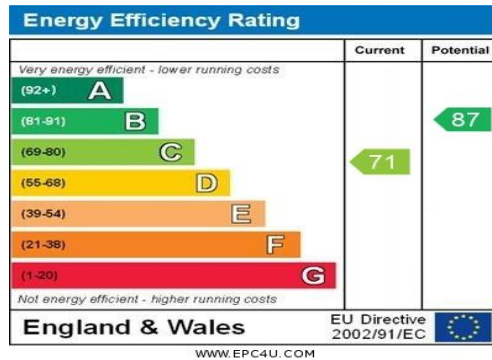
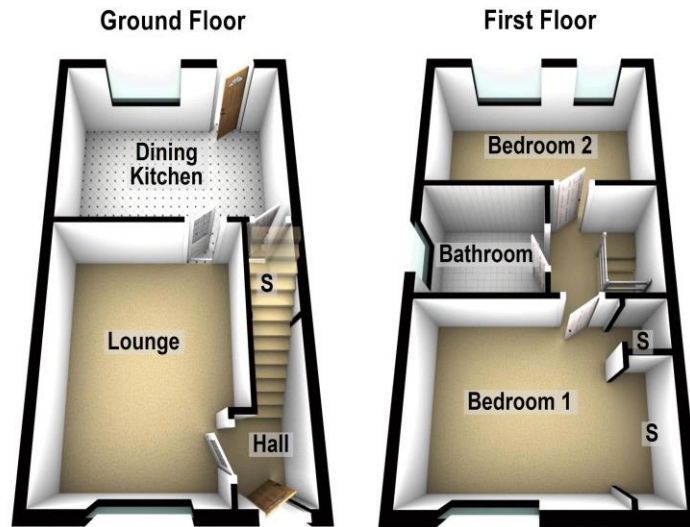
**Bathroom** 7' 9" x 6' 0" (2.36m x 1.83m)

Low level WC, wash basin, walk in shower, tiled walls, spot lighting, towel radiator, window to side.

### External

Externally there is a driveway providing off road parking, with side access to the rear garden, which is mainly laid to lawn.





**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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