



PAUL BIRTLES

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Clarendon Road
Sale
M33 2DX

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2 Clarendon Road

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£240,000

A SUPERBLY PRESENTED TWO BEDROOM GROUND FLOOR MAISONETTE Located in a most convenient location close to Sale Moor Village, within easy reach of Sale Town Centre and Metrolink/Motorway networks nearby. A short stroll to Worthington Park. The property has been meticulously refurbished by our client during their ownership, and provides ready to move accommodation presented to a superb standard throughout. Quality fixtures and fittings including Karndean flooring, solid oak doors, alarm system etc. Superbly appointed contemporary kitchen and shower room. Benefiting from off-road parking, own entrance door, rear garden and storage garage in an adjacent block. Must be viewed to be appreciated. Ideal for first time buyers, downsizers or buy-to-let investors. No service charge applicable. Must be viewed to be appreciated. Over 600 sq ft. Virtual Tour Available. EPC Rating: C.

Entrance Hall

Accessed via feature entrance door with Karndean flooring and doors off to all rooms. Alarm system control point. (App controlled system)

Storage/Utility Cupboard

An excellent storage/utility cupboard with working surface.

Lounge/Dining Room

A spacious reception room of generous proportions with a double glazed window to the rear. Wall light points. Radiator.

Kitchen

A superb fitted kitchen with an excellent range of base wall cupboard units and working surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Working surfaces incorporate an AEG induction hob with extractor above and an electric fan assisted double oven. Integrated appliances comprise dishwasher, washing machine and fridge freezer. Tiled splashbacks. Double glazed windows to side and rear elevations. Cupboard off housing the Worcester combination gas central heating boiler.

Bedroom (1)

With the glazed window to the front. Radiator.

Bedroom (2)

With the glazed window to the front. Radiator.

Shower Room

A superbly appointed shower room with walk-in shower enclosure, wall hung vanity wash hand basin with storage space below. Low level WC. LED mirror. Spot lighting. Double glazed window to the side elevation. Contemporary tiling to complement the suite.

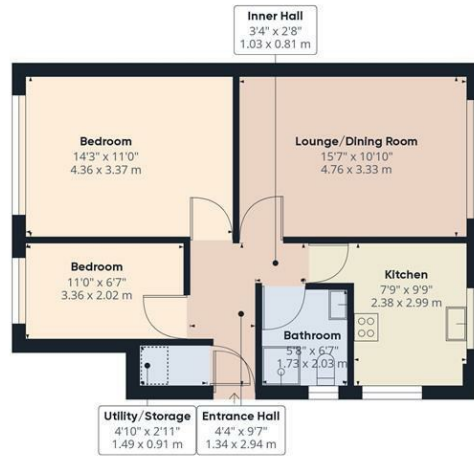
Outside

The property benefits from off-road parking to the front and delightful rear garden. There is also a storage garage in an adjacent block. (Roof replaced two years ago)

Additional Information

The tenure of the properties leasehold for the residue of 999 years from the 4th of May 1967. A ground rent is payable of £5 per annum. No service charge payable.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

754.3 ft²
70.08 m²

Reduced headroom

5.63 ft²
0.52 m²

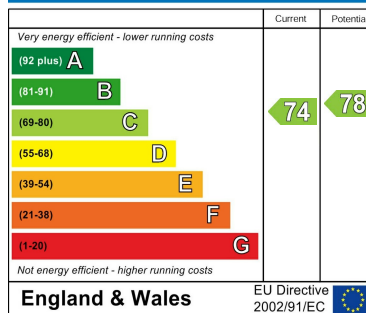
(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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