



Thompson's
Estate Agents

Old Hall Road
Sale M33 2HX

Offers in Excess of
£340,000



**** SPACIOUS TWO BEDROOM END OF TERRACE PERIOD HOME **** This well kept home benefits from a large separate lounge, an open plan kitchen and dining space with a modern fitted kitchen, TWO DOUBLE BEDROOMS, a stunning four piece family bathroom, front garden, sunny rear courtyard plus a separate rear garden and has plenty of original features on offer. The property is gas central heated and double glazed. An IDEAL home for a first time buyer, young couple or young family. Easy access to M60, Sale Waterpark Metrolink Station, Sale Town Centre and excellent schools! Viewings are by appointment only and can be arranged by contacting the office.



Thompson's Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA
Phone: 01615324455, Email: hello@thompsonsestateagents.com
www.thompsonsestateagents.com



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Entrance Porch

Tiled floor and walls, wooden door with stained glass to the front and wooden internal door with transom window above.

Lounge

Carpeted flooring, ceiling light point, double glazed window to front, column radiator, plug points, television point, AGA log burner with wooden mantel and hearth.

Kitchen/Diner

A shaker style kitchen with a range of wall and base units, roll top work surfaces and tiled splash backs plus tall pantry cupboards with space for a fridge freezer. Stainless steel sink with drainer and mixer tap, electric hob with extractor, oven and grill. Space for a washing machine downstairs storage with a plug point and space for a dryer. Kardean flooring, ceiling spot lights in the kitchen and ceiling light point in the dining area, plug points, wall mounted radiator, wall mounted boiler, double glazed window to the rear and double glazed patio doors onto the rear courtyard.

First Floor Landing

Carpeted stairs and landing, ceiling spot light, wall mounted radiator and access to all rooms. Loft hatch access.

Bedroom One

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator, transom window, plug points, television point and built in floor to ceiling fitted wardrobes.

Bedroom Two

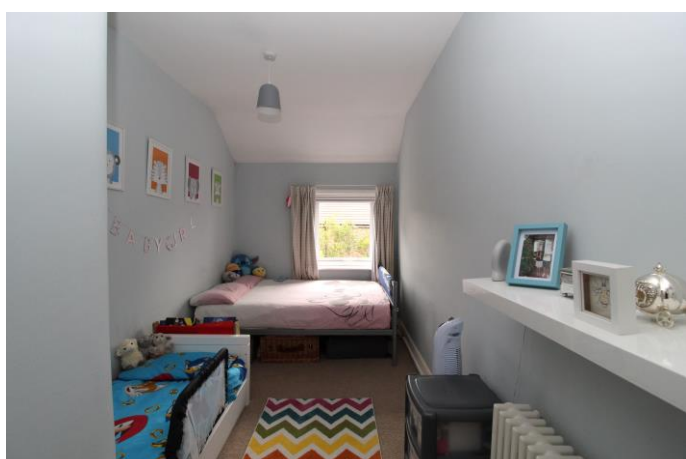
Carpeted flooring, ceiling light point, double glazed window to rear, column radiator and plug points.

Bathroom

A four piece bathroom suite with free standing bath, double shower cubicle, pedestal W.C and handwash basin. Tiled flooring and walls, vertical wall mounted towel radiator, ceiling spot lights, double glazed window to the rear and floor to ceiling storage with shelving and lighting.

Outside

To the front of the property there is a mature front garden with a lawn and mature beds with a magnolia tree and shrubs surrounded by a low lying brick wall and a path leading to the front door. To the rear there is a sunny courtyard with a stone patio, outside tap, brick built outbuilding and wooden gate. The separate private garden benefits from a large lawned area, mature beds, a golden delicious apple tree, shrubs and a Wisteria.

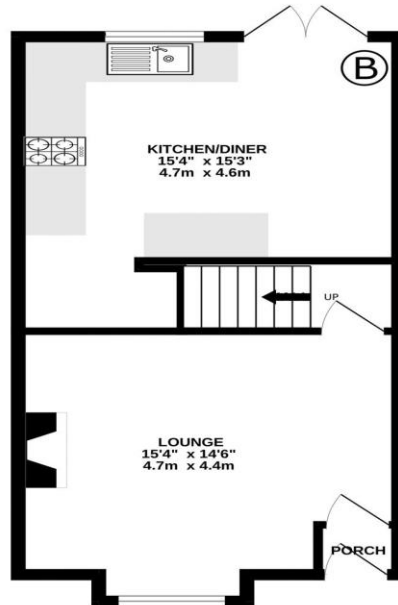




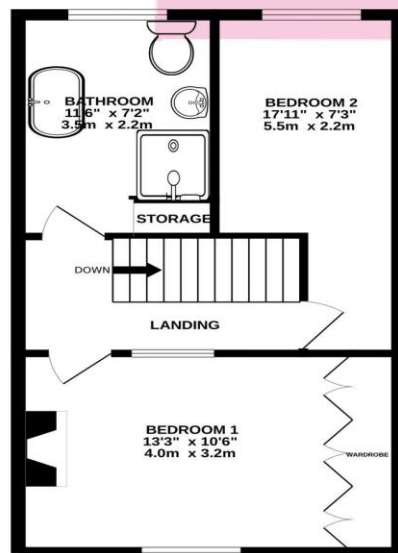
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GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.6 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 performance certificate (EPC)

121 Old Hall Road
SALE
M33 2HX

Energy rating

C

Valid until: 25 June 2035

Certificate number: 2825-3052-7206-7645-1204

Property type End-terrace house

Total floor area 80 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		