



**Seymour Grove, Sale, Trafford, M33**

**£285,000**

*Freehold*



## Seymour Grove, Sale, Trafford, M33

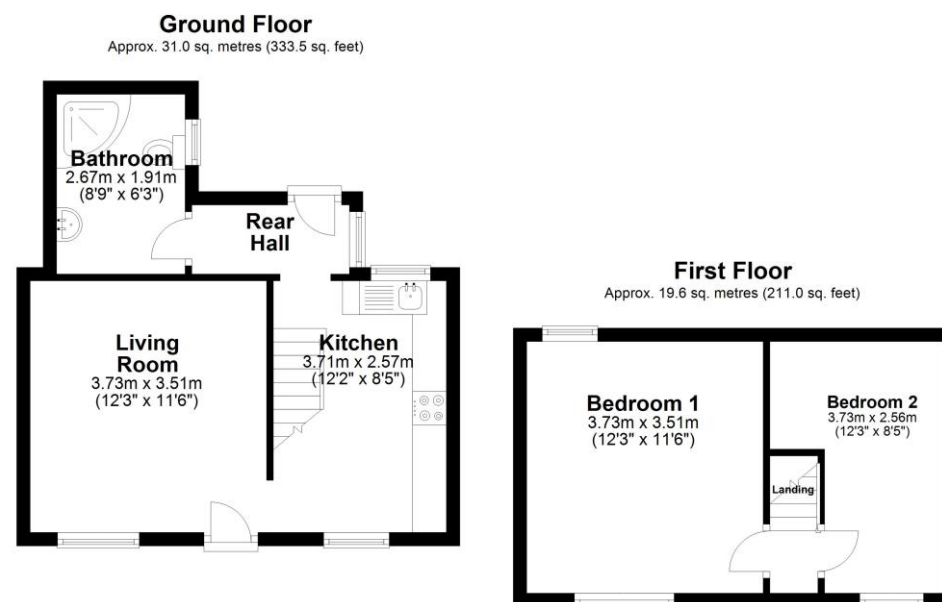
Located on the popular Seymour Grove is this TWO DOUBLE Bedroom period terrace home. A perfect purchase for First Time Buyers, Professionals or Buy to Let investors.

Situated in the heart of Sale this property is within walking distance of Sale Town Centre and its wealth of amenities including access to the Metrolink, boutiques, shops and restaurants whilst also being close to local green spaces such as Worthington Park.

The property itself offers a spacious living/ dining room, modern fitted kitchen and newly fitted bathroom with underfloor heating to the ground floor. Whilst the first floor provides TWO DOUBLE bedrooms. Externally there is a courtyard to the rear.

Viewing highly recommended.

- Freehold
- EPC Grade E
- Council Tax Band B



Total area: approx. 50.6 sq. metres (544.5 sq. feet)







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>76</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>40</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.