



Harley Road, Sale, M33

Offers Over: £310,000

Freehold

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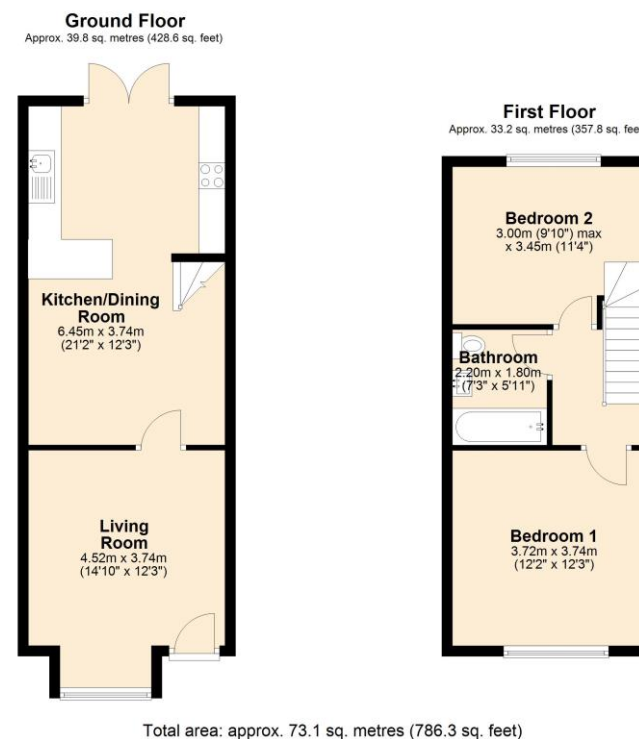
Situated in the heart of Sale Town Centre is this STUNNING extended period end terrace home. An ideal purchase for first time buyers, professionals or investors alike with an abundance of amenities on its door step including access to the Metrolink, Sale's shops, restaurants and bars as well as having access to several green spaces such as Sale Water Park and Worthington Park.

The property itself has been extended to create fantastic living space throughout. You enter the property into a spacious beautifully decorated living room with log burning fire, storage and shelving inset into the chimney breast all lit via a large window furnished with plantation shutters. To the rear of the ground floor there is an open plan kitchen diner which is fitted with a modern range of base and eye level units with granite work surfaces and integral appliances. The understairs is fitted with a desk creating a brilliant work from home space, there is also ample space for dining table and chairs, there are patio doors with perfect fit blinds leading to the rear garden, all in all an impressive entertaining space.

Upstairs, you'll find TWO DOUBLE bedrooms both flooded with natural light via two large windows and a modern fitted contemporary bathroom suite with brick style splash backs and tiled flooring.

Externally there is on street parking to the front and a enclosed courtyard to the rear which is paved for low maintenance with walled boundaries.

- Freehold
- EPC Grade E
- Council Tax Band B







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

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.