



**Florence Street, Sale, Trafford, M33**

**Guide Price: £300,000**

*Freehold*

## Florence Street, Sale, Trafford, M33

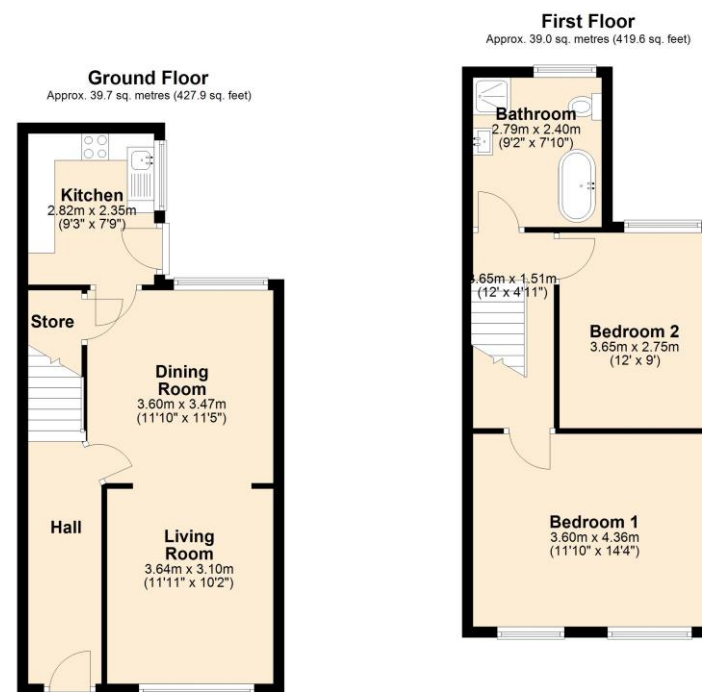
Stop scrolling and look at this stunning TWO DOUBLE bedroom period terrace home located in the heart of Sale Town Centre. Close to Motorway networks and within a short walk to the Metrolink, Sale Town centre and its abundance of amenities whilst also being close to several green spaces such as Ashton Park.

You enter this home into a beautifully presented hallway with solid wood flooring offering a great space for kicking off your shoes. To the front of the ground floor there is a beautifully presented living room lit via a large window to the front elevation, there is a feature cast iron fire surround with bespoke storage and shelving into the recesses. The dining room offers a great space for entertaining with solid wood flooring. There is also the added benefit downstairs storage space with shelving. The kitchen is fitted with a range of base and eye level units with work surfaces over and a mixture of free standing and integral appliances, including NEFF induction Hob and Oven.

The first floor is home to TWO DOUBLE bedrooms, both with ample space for double bed and bedroom furniture and a stunning four-piece bathroom suite with walk in shower with double shower heads, free standing bath, vanity wash hand basin and WC complimenting tiled flooring and walls.

Externally to the front of the property there is gated access to a front yard with well-established bushes creating a privacy screen for the house. To the rear there is a beautiful, enclosed garden with raised decked area providing a brilliant space to relax in the evening and entertain friends, the paved patio and enclosed walled boundaries mean the outdoor space is low maintenance and great for all weathers.

- Freehold
- EPC Grade C
- Council Tax Band B



Total area: approx. 78.7 sq. metres (847.4 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.