



Robert Street, Sale, Trafford, M33

**Offers in excess of:
£275,000**

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Situated in the heart of Sale Moor Village is this well presented Victorian Mid Terrace Home which would be a perfect purchase for first time buyer, professionals or buy to let investors alike.

This beautiful home is ready to move into and comprises; a good size living room lit via a large window to the front elevation, to the rear of the ground floor there is an extended kitchen diner which offers a great space for relaxing and entertaining. The kitchen area is fitted with a range of base and eye level units with a range of integral and free standing appliances, breakfast bar offers a great entertaining and dining space.

The first floor offers TWO double bedrooms, bedroom one with original stripped floorboards, the bathroom is fitted with a three piece white suite comprising a bath with shower over.

Externally to the rear there is a low maintenance paved garden with rear gated access.

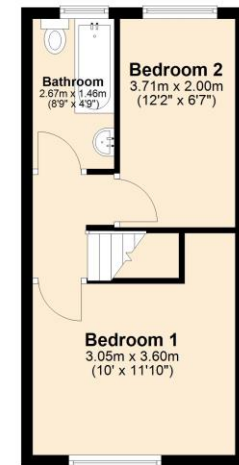
Robert Street is ideally located within walking distance to Sale Moor Village whilst also being close to motorway networks and within easy reach of the Metrolink.

- Freehold
- Council Tax Band B
- EPC Grade C

Ground Floor
Approx. 36.8 sq. metres (396.1 sq. feet)



First Floor
Approx. 27.6 sq. metres (297.1 sq. feet)



Total area: approx. 64.4 sq. metres (693.2 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.