



Dalton Street, Sale, Trafford, M33

Offers Over: £255,000

Freehold

Dalton Street, Sale, Trafford, M33

A fantastic opportunity to purchase a TWO DOUBLE bedroom period terrace home close to Sale Town Centre. An absolute perfect purchase for first time buyers, professionals or buy to let investors, ready to move into with scope to make your own.

Within walking distance to the Metrolink link, close to Motorway networks and within close proximity to Sale Town Centre and the canal this property truly ticks the location location location box!

In brief the property comprises; spacious living room lit via a large window to the front elevation, to the rear of the ground floor there is a kitchen diner which is fitted with a range of base and eye level units with roll top work surfaces over and space for free standing appliances. The bathroom is located just off the rear hallway and is fitted with a three piece white suite.

Upstairs the property reveals TWO DOUBLE bedrooms which are both a fantastic size.

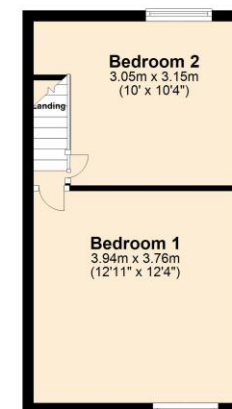
Externally to the rear there is a private enclosed courtyard which is paved and low maintenance.

- Freehold
- EPC Grade C
- Council Tax Band B

Ground Floor
Approx. 32.3 sq. metres (347.7 sq. feet)



First Floor
Approx. 24.8 sq. metres (266.7 sq. feet)



Total area: approx. 57.1 sq. metres (614.4 sq. feet)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(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.