



Alma Road, Sale, M33

Offers Over: £400,000

Leasehold

Alma Road, Sale, M33

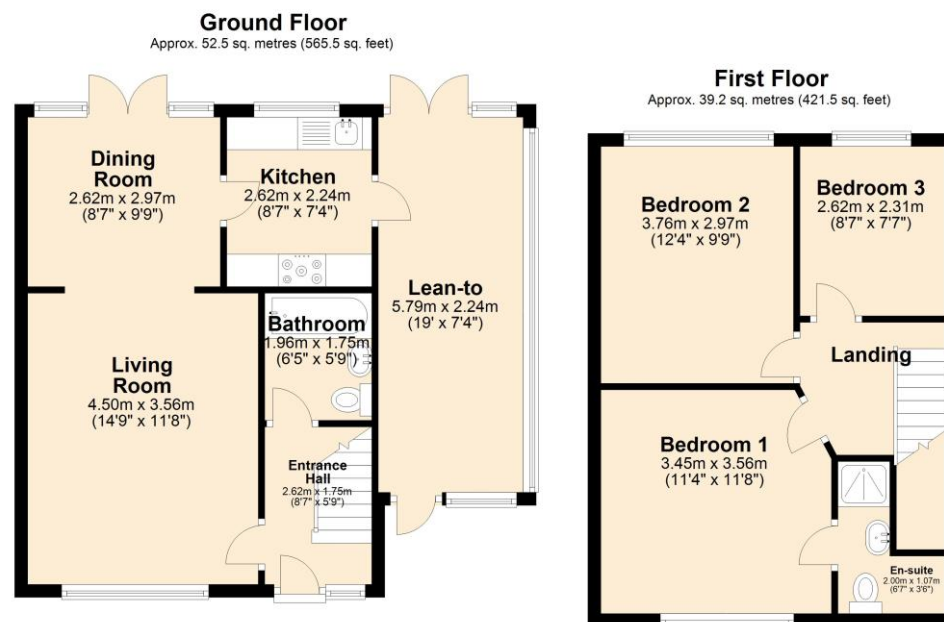
A fantastic opportunity to purchase a well presented semi- detached home on the popular Alma Road which is close to Sale Town Centre, within easy reach of Park Road Metrolink, Motorway networks whilst also being zoned for outstanding schooling including Tyntesfield Primary School.

The property itself is well presented throughout and in brief comprises; A spacious entrance hall, a bright and airy living room with feature fire surround, the dining room is open plan to the living room and provides ample space for dining table and chairs, patio doors allow natural light to flood both rooms and provide access to the landscaped rear garden. The kitchen is fitted with a modern range of base and eye level units with integral appliances. There is a lean too located just off the kitchen which offers great additional storage. The family bathroom is located on the ground floor and is fitted with three piece suite.

The first floor is home to THREE good size bedrooms, two of which are good size doubles. The main bedroom is fitted with an en-suite bathroom with shower, WC and wash hand basin.

Externally there is a driveway to the front which provides off road parking whilst to the rear there is a low maintenance garden with raised decked area ideal for relaxing or entertaining. There is also the added benefit of a garage which has been split into two, the front half is storage and the back half could be used as a home office/ bar or gym.

- Council Tax Band C
- EPC Grade D
- Freehold



Total area: approx. 91.7 sq. metres (987.1 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(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.