



21 OSBORNE TERRACE, M33 7TD
£350,000

 3  1  2



DESCRIPTION

AN INCREDIBLY RARE OPPORTUNITY TO PURCHASE THIS HIGHLY ATTRACTIVE 1065 SQFT THREE BEDROOM VICTORIAN MID-TERRACE THAT FORMS PART OF THE SIMPLY STUNNING OSBORNE TERRACE WHICH OVERLOOKS THE BRIDGEWATER CANAL AND IS WITHIN A MOMENTS WALK OF SALE TOWN CENTRE. This spacious family home must be viewed in order to be fully appreciated and benefits from three very well proportioned bedrooms in addition to a dining kitchen and two large reception rooms. Further benefits include charming original features and a sunny rear courtyard garden. The property forms part of what is arguably one of the most sought after Terraced Streets within the Sale area fronting directly onto the Bridgewater Canal. This enviable position puts the property within easy walking distance of the many amenities of Sale Town Centre and within the catchment area of the outstanding schools Trafford is renowned for. In brief the accommodation comprises: Entrance hallway, lounge with bay window and fireplace, dining room and a spacious dining kitchen with double doors giving access to the rear courtyard garden. To the first floor there are three bedrooms including the master which spans the full width of the property. There is also a family bathroom which has been fitted with a white suite. Externally to the rear there is a low maintenance courtyard garden. To the front there are further walled gardens. Be quick to avoid disappointment!

KEY FEATURES

- Three bedroom mid-terrace
- Spacious dining kitchen
- Easy walking distance of Sale Town Centre
- 1065 SqFt of living space
- Beautiful location overlooking the canal
- Rear courtyard garden





'A rare opportunity to acquire this stunning three bedroom mid-terrace which forms part of a highly sought after location overlooking the Bridgewater Canal and within a moments walk of Sale Town Centre'

DIMENSIONS

Ground Floor

Entrance Hallway

Lounge

14'7" x 12'1" (4.47 x 3.69)

Dining Room

13'2" x 11'10" (4.02 x 3.61)

Dining Kitchen

15'11" x 9'0" (4.86 x 2.76)

First Floor

Landing

Bedroom One

15'10" x 11'9" (4.85 x 3.60)

Bedroom Two

11'10" x 10'3" (3.62 x 3.13)

Bedroom Three

9'5" x 9'0" (2.88 x 2.76)

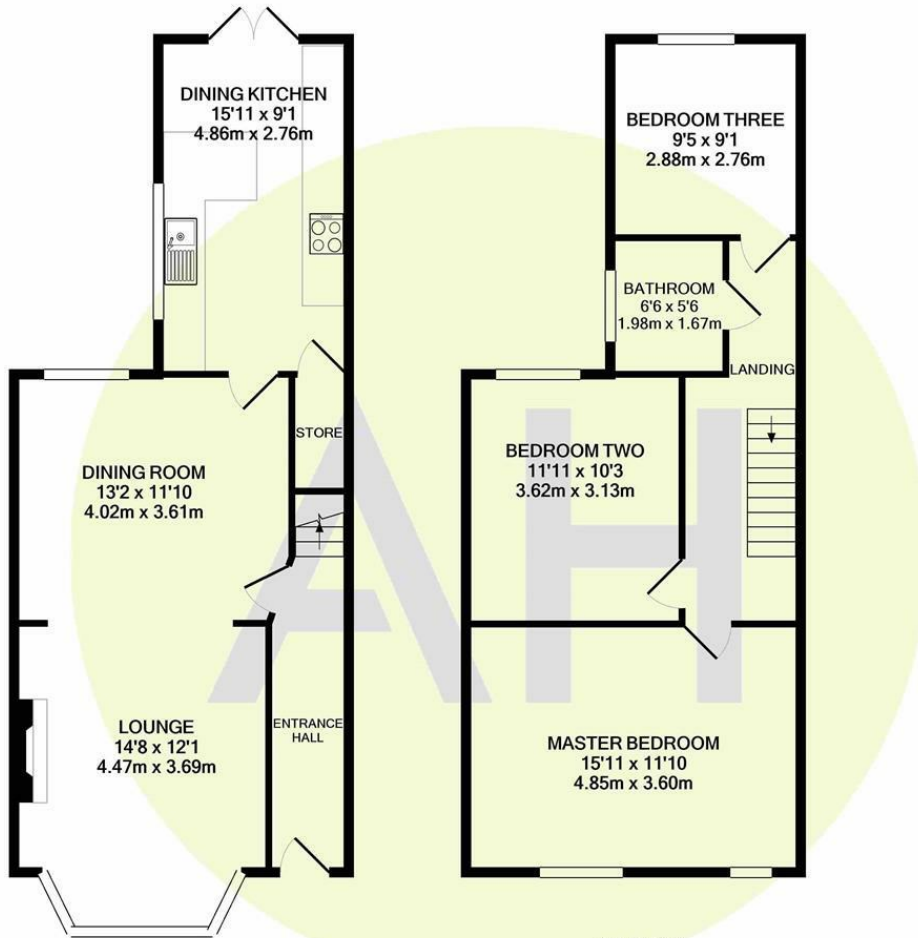
Bathroom

6'5" x 5'5" (1.98 x 1.67)

Externally

Rear Courtyard Garden

Front Garden



GROUND FLOOR
APPROX. FLOOR
AREA 544 SQ.FT.
(50.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 521 SQ.FT.
(48.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1065 SQ.FT. (99.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2021

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
 WWW.ASHWORTHHOLME.CO.UK

