



73 SOUTHERN ROAD, M33 6HG
£435,000



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DESCRIPTION

SITUATED IN A SUPERB LOCATION JUST A MOMENTS WALK FROM SALE TOWN CENTRE AND WITHIN THE CATCHMENT FOR PARK ROAD PRIMARY. THIS EXCEPTIONAL THREE DOUBLE BEDROOM SEMI-DETACHED BOASTS AN IMPRESSIVE OPEN PLAN DINING KITCHEN, A LARGE THIRD BEDROOM, A DETACHED SINGLE GARAGE AND A SUBSTANTIAL REAR GARDEN.

This incredibly well presented family home offers modern open plan living in addition to a separate lounge, THREE DOUBLE bedrooms and an impressive conservatory enjoying views over the large rear garden. Warmed by gas central heating and uPVC double glazing throughout.

Forming part of Atkinson Road a much sought after and highly convenient location ideal for families with Park Road Primary situated on the doorstep and Sale Town Centre being just a short stroll away.

In brief the accommodation comprises: Entrance hallway, under stairs storage, lounge with bay window, open plan dining kitchen and a high quality conservatory. To the first floor the property has the rare benefit of a three well proportioned bedrooms. There is also a family bathroom fitted with a white suite. Externally to the rear there is a large, enclosed garden which is mainly laid to lawn with an initial patio area. To the front there is a driveway providing off road parking for two cars which leads down the side of the property to a detached single garage.

KEY FEATURES

- Three double bedroom semi-detached
- Highly sought after location
- Substantial rear garden
- Conservatory
- Presented to an excellent standard
- Park Road Primary catchment
- Open plan dining kitchen
- Detached single garage

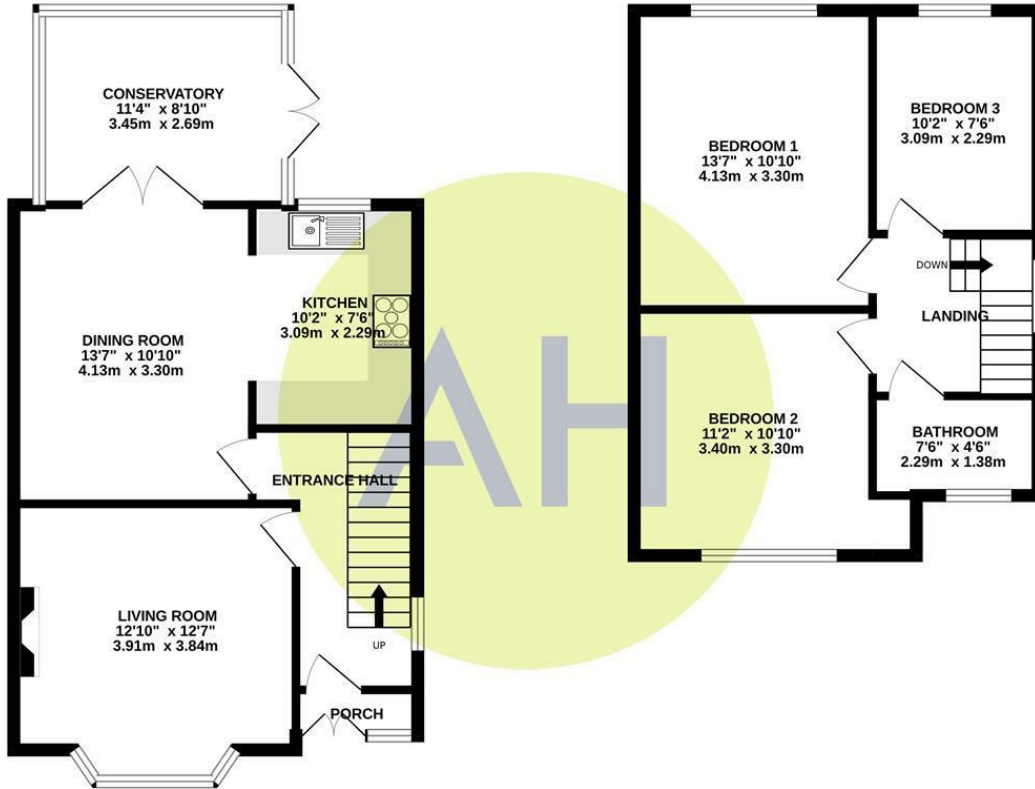






GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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	
		63	85

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	



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