



1 ROBERT STREET, M33 2HB
£285,000



2



1



2



DESCRIPTION

A CHARMING AND BEAUTIFULLY PRESENTED TWO BEDROOM VICTORIAN END OF TERRACE COMPLETE WITH THE RARE ADVANTAGE OF OFF ROAD PARKING.

This superb property is ideal for a first time buyer and benefits from two separate reception rooms in addition to a modern fitted kitchen and bathroom. The house is heated by a modern Worcester; combination boiler and is fully double glazed throughout. Further benefits include a utility off the kitchen and boarded loft space which is accessed via a pull down ladder.

Robert Street is a highly popular and sought after location perfectly situated for access to the M60 Motorway Network and within a moments walk of Sale Moor Village. The excellent local schools Trafford is renowned for are also nearby including Temple Moor Infant School which is located adjacent to the property.

In brief the accommodation comprises: entrance hallway, lounge, dining room, modern fitted kitchen with integrated appliances and a separate utility cupboard. To the first floor there are two bedrooms and a family bathroom. Externally there is a low maintenance garden with private seating area. In addition there is a driveway providing off road parking for one vehicle.

KEY FEATURES

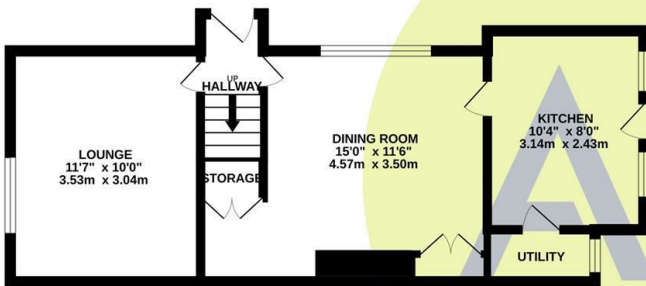
- Two bedroom end of terrace
- Two separate reception rooms
- Off road parking
- Modern boiler and double glazing
- Presented to an excellent standard
- Modern kitchen with integrated appliances
- Highly convenient location
- Freehold



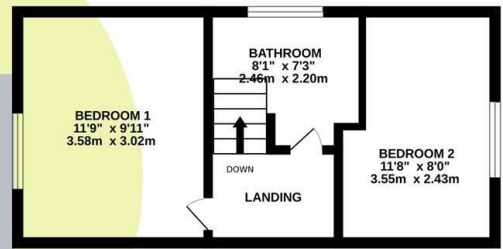




GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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		

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		

