



ASHWORTH HOLME
Sales · Lettings · Property Management



27 ROEBUCK LANE, M33 7SZ
£300,000



DESCRIPTION

A BEAUTIFULLY PRESENTED AND LARGER THAN AVERAGE TWO DOUBLE BEDROOM VICTORIAN END OF TERRACE SITUATED ONLY A MOMENTS WALK FROM THE VERY HEART OF SALE TOWN CENTRE.

The property has been recently re-decorated throughout and benefits from a very high standard of presentation in addition to a rear courtyard garden. Warmed by gas central heating and uPVC double glazing.

Highly sought after location with a moments walk from Sale Town Centre and within the catchment for Springfield Primary School.

In brief the accommodation comprises: Entrance hallway, living room, dining room and a modern fitted kitchen all to the ground floor. To the first floor there are two double bedrooms and a stunning bathroom which has been fitted with a white four piece suite including a freestanding roll top bath. Externally to the rear is a courtyard garden. Further walled gardens to the front.

KEY FEATURES

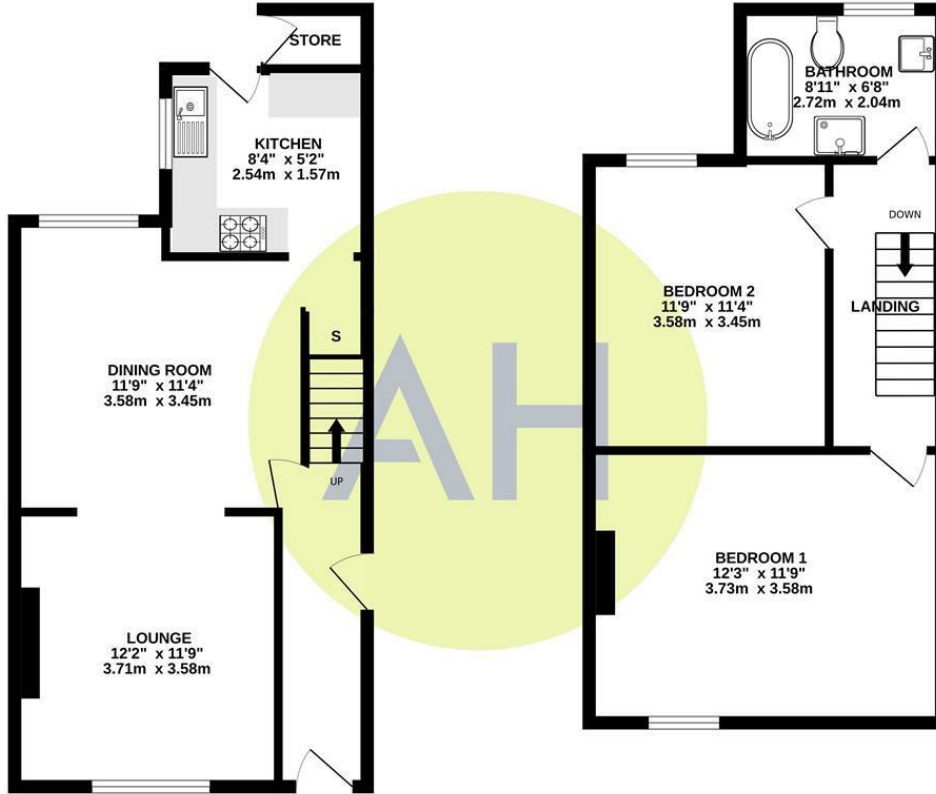
- Beautiful two double bedroom period end of terrace
- Presented to an excellent standard
- Situated only a moments walk from Sale Town Centre
- Catchment for Springfield Primary School
- Rear courtyard garden
- Spacious through lounge/dining room
- Impressive bathroom
- No onward chain





GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA - 906 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 G2024

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	



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