



ASHWORTH HOLME
Sales · Lettings · Property Management



91 HARLEY ROAD, M33 7EP
£310,000



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DESCRIPTION

****DON'T MISS THIS ONE**** AN INCREDIBLY WELL PRESENTED AND UTTERLY CHARMING TWO DOUBLE BEDROOM VICTORIAN MID TERRACE WHICH FORMS PART OF WHAT IS ARGUABLY ONE OF THE MOST SOUGHT AFTER TERRACED STREETS WITHIN THE SALE AREA.

This larger than average home offers circa 780-SqFt of living space arranged over two floors and has been tastefully modernised throughout while retaining beautiful period features which compliment the more modern fixtures and fittings perfectly.

In recent times the current Vendors have INVESTED SIGNIFICANTLY in the property with improvements including but not limited to a replacement kitchen, new windows throughout, a completely new roof, pointing, upgraded electrics (new consumer unit) and the installation of a modern combination boiler.

Forming part of Waverley Road arguably one of the most sought after terraced streets within the Sale area and a location whereby values have risen consistently in recent years making this particular location incredibly popular amongst savvy investors and first time buyers. This prime location puts the property within just a moments' walk of Sale Town Centre and its many amenities including independent shops, bars and restaurants in addition to the Metrolink Network.

FREEHOLD. Viewings highly recommend in order to appreciate the quality of accommodation on offer.

KEY FEATURES

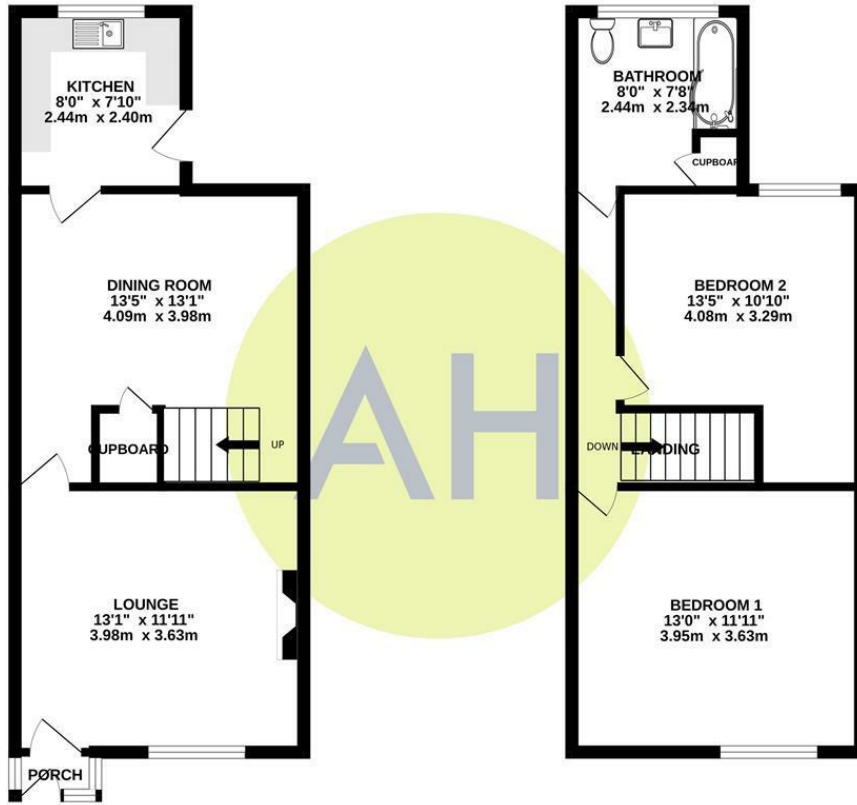
- Larger than average two bedroom terrace
- Significantly updated in recent years
- Just a moments walk from Dane Rd Metrolink
- Circa 780-SqFt of living space
- Beautifully presented throughout
- Sought after location close to Sale Centre
- West facing rear courtyard garden
- Freehold





GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 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 v2024.

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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