



ASHWORTH HOLME
Sales · Lettings · Property Management



9 PRINCES DRIVE, M33 3JB
£295,000



DESCRIPTION

A VERY WELL PRESENTED TWO DOUBLE BEDROOM PERIOD TERRACE WHICH FORMS PART OF A SUPERB LOCATION AND OFFERS OVER 1000-SQFT OF ACCOMMODATION WHICH INCLUDES CELLARS PROVIDING USEFUL STORAGE.

IDEAL FOR A FIRST TIME BUYER this spacious property benefits from two reception rooms, two very well proportioned bedrooms and a low maintenance rear garden perfect for dining and entertaining during the summer months. Further benefits include period features such as ceiling mouldings and coving.

Forming part of 'Princes Drive' a quiet Cul-De-Sac that puts the property within easy reach of Sale Town Centre and just a moments walk from the amenities of Sale Moor Village. The excellent schools for which Trafford is renowned are also nearby including Moorlands Junior School and Temple Moor Infant School.

Warmed by gas central heating and double glazing throughout.

In brief the accommodation comprises: entrance hallway, lounge, dining room and kitchen. To the lower ground there is a cellar providing ample storage. To the first floor there are two double bedrooms and a spacious bathroom. Externally to the rear there is a landscaped courtyard garden.

NO ONWARD CHAIN. Freehold.

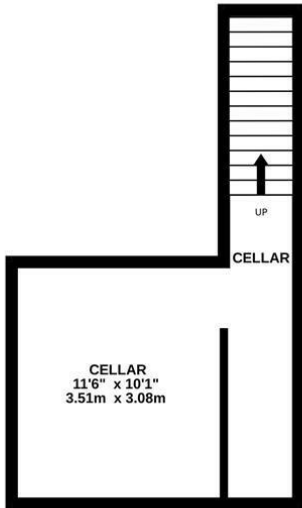
KEY FEATURES

- Two double bedroom mid-terrace
- Over 1000-SqFt of accommodation
- Cellars providing storage
- Freehold
- Presented to an excellent standard
- Courtyard rear garden
- Sought after Cul-De-Sac location
- No onward chain

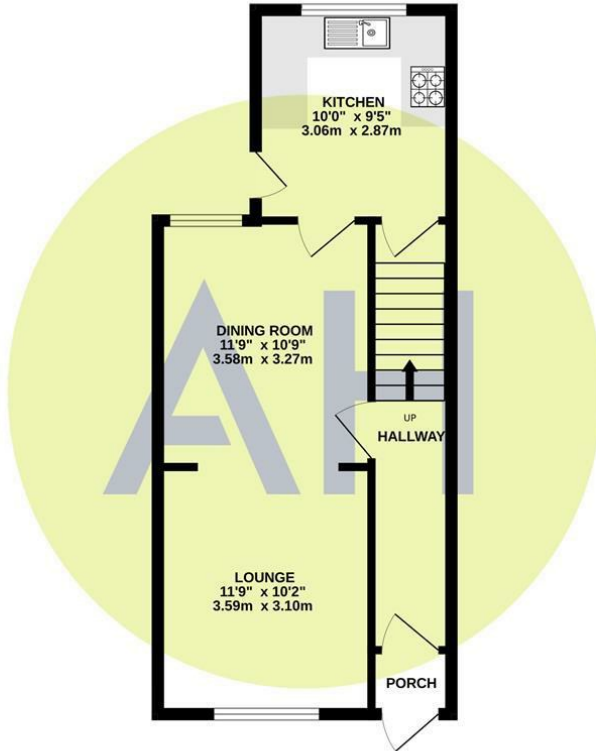




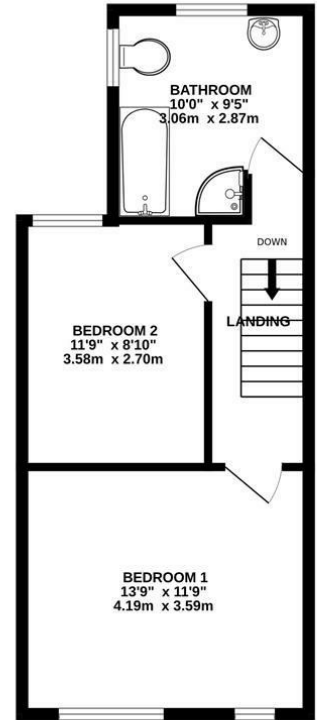
BASEMENT LEVEL
200 sq.ft. (18.6 sq.m.) approx.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



FIRST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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	



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