



ASHWORTH HOLME
Sales · Lettings · Property Management



40 ABBEY ROAD, M33 6HT
£475,000

 4  3  2



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DESCRIPTION

AN INCREDIBLY WELL PRESENTED FOUR BEDROOM VICTORIAN END OF TERRACE WHICH FORMS PART OF WHAT IS ARGUABLY ONE OF THE MOST SOUGHT AFTER LOCATIONS WITHIN THE SALE AREA AND PUTS THE PROPERTY WITHIN CATCHMENT FOR PARK ROAD PRIMARY SCHOOL.

This attractive period home offers over 1400-SqFt of living space and has been tastefully modernised throughout while retaining beautiful period features which compliment the modern fixtures and fittings perfectly. Further benefits include a recently fitted kitchen, two large reception rooms including a dining room which is open to the contemporary kitchen, loft conversion making way for a principal bedroom with en-suite and an attractive rear garden.

The property forms part of a much sought after location which puts it within the catchment for one of the most highly regarded primary schools in the area in addition to being just a short stroll from the many amenities of Sale Town Centre including the recently developed Stanley Square.

Briefly comprising: entrance hallway, lounge with bay window, dining room which is open to a stunning recently fitted kitchen. To the first floor there are three bedrooms and a very well appointed bathroom which has also been recently fitted. To the second floor there is a large principal bedroom with modern en-suite shower room and fitted furniture. Externally to the rear there is a private garden with a secure panelled fencing enclosure. Further gardens to the front which retain the original brick wall enclosure.

KEY FEATURES

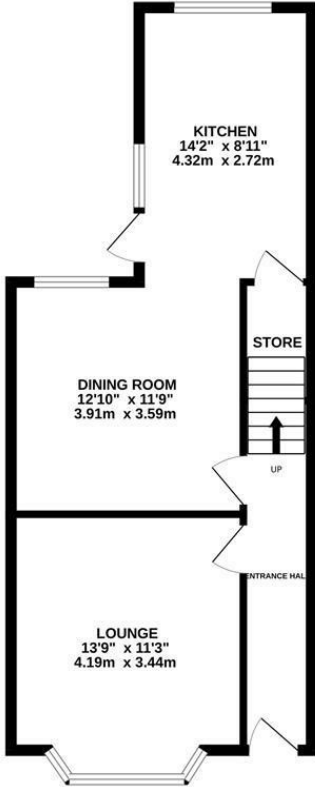
- Beautiful four bedroom period terrace
- Over 1400-SqFt of living space over 3 floors
- Park Road Primary catchment
- Impressive kitchen & bathroom
- Large principal bedroom with en-suite
- Highly sought after location nr to Sale centre
- Private enclosed rear garden
- Freehold



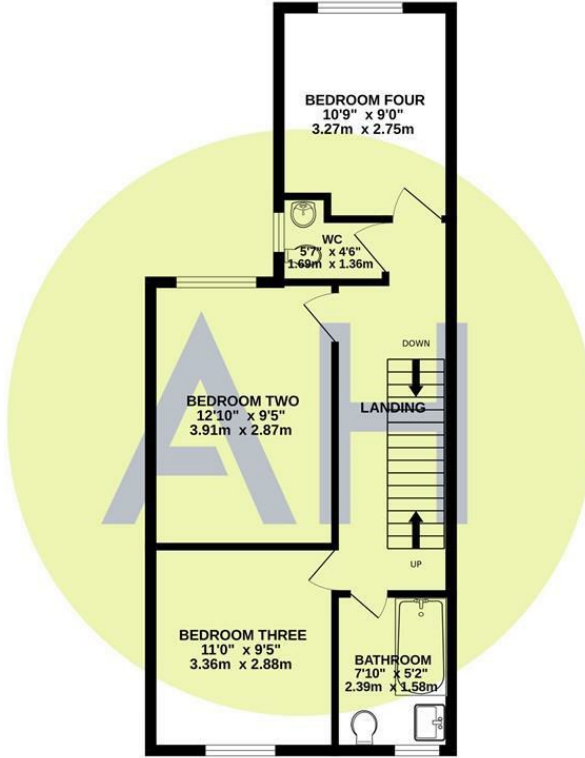




GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



2ND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 1407 sq.ft. (130.7 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	44	83

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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