



ASHWORTH HOLME

Sales · Lettings · Property Management



57 WOLSELEY ROAD, M33 7AU

£385,000



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DESCRIPTION

AN INCREDIBLY WELL PRESENTED THREE BEDROOM SEMI-DETACHED THAT FORMS PART OF A SUPERB LOCATION CLOSE TO SALE TOWN CENTRE AND THE METROLINK AT DANE ROAD.

This fantastic family home is presented to an excellent standard throughout and would make an ideal purchase for those who are looking for the property that can be immediately enjoyed without the hassle, inconvenience and cost of renovation works.

Benefits include a ground floor extension which has made way for a large open plan living/dining kitchen with garden access. Further benefits include a downstairs WC, a private rear garden complete with summer house, two reception rooms and a driveway providing off road parking.

Warmed by double glazing and gas central heating throughout.

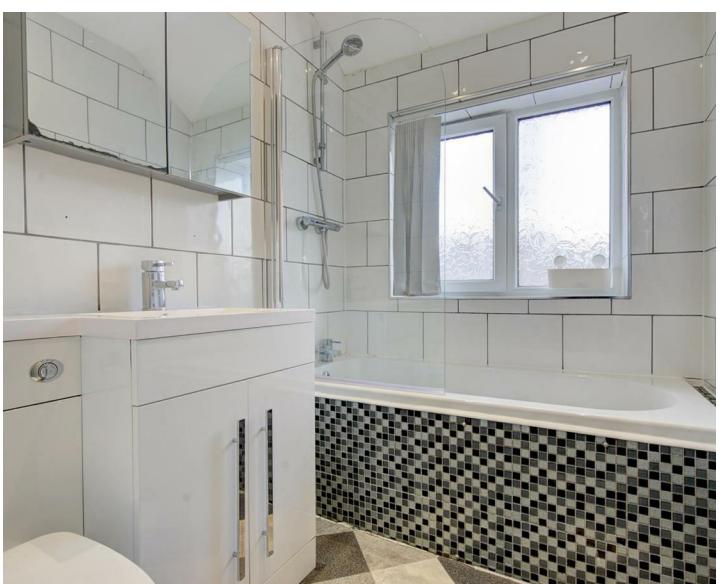
Forming part of a highly sought after and quiet location just off Dane Road which puts the property within easy walking distance of the Metrolink on Dane Road in addition to Sale Town Centre. The M60 motorway network is also nearby making this an ideal property for anyone who commutes.

Sold with NO ONWARD CHAIN. Freehold. Trafford Council Tax Band = C.

KEY FEATURES

- Extended three bedroom semi-detached
- Open plan living/dining kitchen
- Downstairs WC
- Walking distance of Sale Town Centre
- Freehold
- Presented to an excellent standard
- Two reception rooms
- Close to Dane Rd Metrolink
- Off road parking
- No onward chain

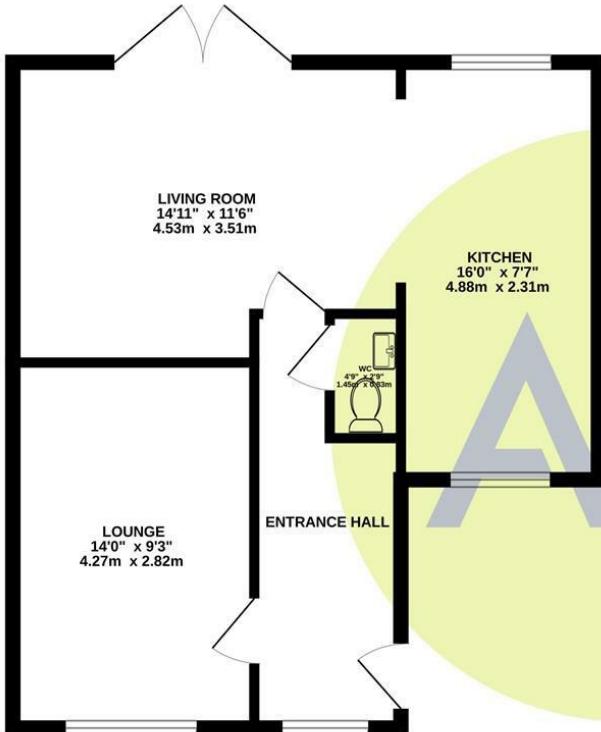




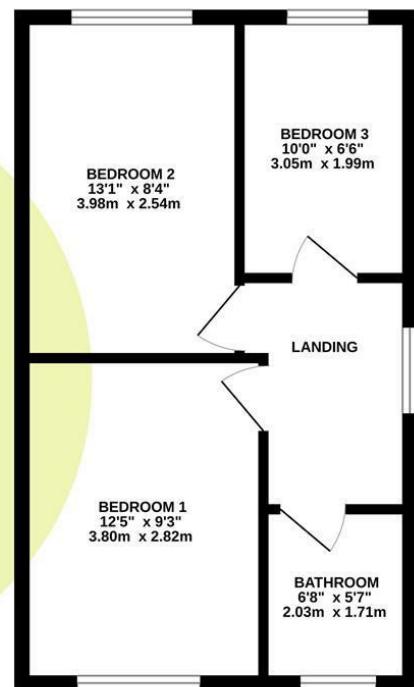
FLOOR PLANS



GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.8 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 fixtures 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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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.