



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**47 HARLEY ROAD, M33 7EP**  
**£315,000**



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## DESCRIPTION

\*\*\*BEST & FINAL OFFER DEADLINE TUESDAY 4TH FEBRUARY AT 11AM\*\*\*

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM MID-TERRACE PROPERTY FORMING PART OF WHAT IS ARGUABLY ONE OF THE MOST SOUGHT AFTER TERRACED STREETS WITHIN THE SALE AREA. BENEFITING FROM A MODERN KITCHEN, TWO SPACIOUS RECEPTION ROOMS AND A GOOD SIZED REAR GARDEN.

This particular property is one of the largest available in this location and enjoys a favourable layout with an original double storey 'outrigger' extension making way for two spacious reception rooms, a separate kitchen, upstairs bathroom and most importantly TWO DOUBLE BEDROOMS.

Forming part of Harley 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.

In brief the accommodation comprises: lounge, dining room which is open-plan to a modern kitchen. To the first floor there are two double bedrooms and a bathroom which has been fitted with a white suite. Externally to the rear there is a larger than average garden perfect for dining or entertaining during the summer months. To the front there are further walled gardens.

## KEY FEATURES

- Two double bedroom Victorian mid terrace
- Presented to an excellent standards
- Walking distance of Sale Town Centre
- Ideal first time buyer property
- Modern kitchen open to the dining area
- Sunny rear garden with patio area
- Walking distance of TWO Metrolink stations
- Freehold





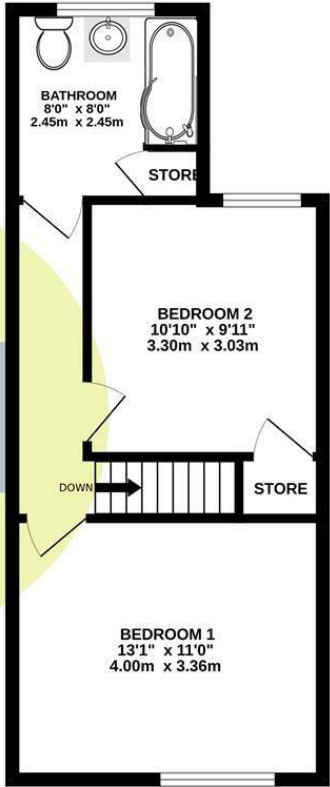





GROUND FLOOR  
377 sq.ft. (35.1 sq.m.) approx.




1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.8 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix v2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.