



ASHWORTH HOLME
Sales · Lettings · Property Management



226 NORTHENDEN ROAD, M33 2PA
£450,000



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DESCRIPTION

AN INCREDIBLY WELL PRESENTED, CHARACTERFUL AND HIGHLY ATTRACTIVE EDWARDIAN MID-TERRACE THAT REVEALS NEARLY 1500-SQFT OF LIVING SPACE, A LARGE, SOUTH FACING REAR GARDEN AND OFF ROAD PARKING TO THE FRONT.

This absolutely stunning property will appeal to anyone who is a fan of superb interior design and seeks a true 'turn key' property. Recent works include a newly installed and completely refurbished kitchen with French doors providing garden access in addition to a breathtaking, newly fitted bathroom.

The property boasts charming original features throughout and benefits from part converted cellars and a substantial SOUTH FACING rear garden which has been maintained to the very highest of standards.

Situated in a popular location close to excellent transport links and is within easy walking distance of the many amenities of Sale Moor Village.

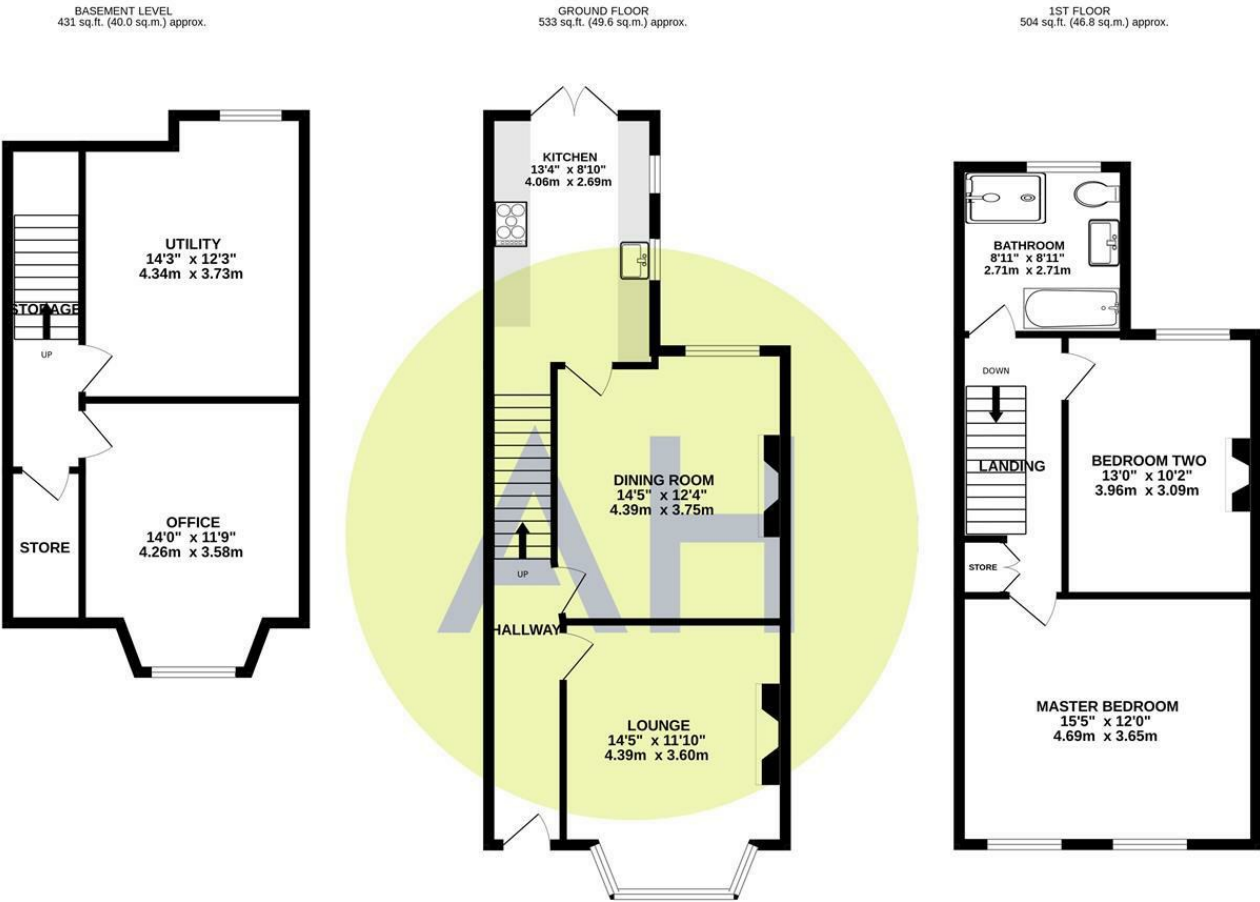
In brief the accommodation comprises: Entrance hallway, lounge with bay window and fireplace, dining room also with fireplace and newly fitted kitchen which provides access to the rear garden. To the first floor there are two double bedrooms the master being incredibly well proportioned spanning the full width of the property. There is also newly installed bathroom. To the lower ground floor there are two part converted cellar chambers and large storage cupboard. Externally to the rear there are beautifully maintained south facing gardens mainly laid to lawn with an initial patio area ideal for dining during the summer months. To the front there is a driveway providing off road parking.

KEY FEATURES

- Stunning Edwardian mid-terrace
- Newly fitted kitchen & bathroom
- Nearly 1500-SQFT of living space
- Off road parking to the front
- Presented to the highest of standards
- Large south facing rear garden with patio
- Attractive period features throughout
- Freehold







TOTAL FLOOR AREA : 1468 sq.ft. (136.4 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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