



ASHWORTH HOLME
Sales · Lettings · Property Management



27 WAVERLEY ROAD, M33 7EY
£340,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED AND EXTENDED TWO DOUBLE BEDROOM MID-TERRACE HOME ON ONE OF SALE'S MOST DESIRABLE STREETS. BOASTING TWO SPACIOUS RECEPTION ROOMS, A MODERN DINING KITCHEN, AND A LARGER THAN AVERAGE LANDSCAPED GARDEN.

Situated on Waverley Road – widely regarded as one of the most sought-after terraced streets in Sale – this stunning property is one of the largest of its kind in the area, thanks to its original double-storey outrigger. The result is a well-balanced layout featuring two generous reception rooms, a stylish dining kitchen, and two genuine double bedrooms.

Perfectly positioned, the property is just a short stroll from Sale Town Centre, offering a vibrant mix of independent shops, cafes, bars and restaurants, as well as excellent transport links via the Metrolink at both Sale and Dane Road stations. With strong local demand and a history of rising values, this location remains a firm favourite with both first-time buyers and investors.

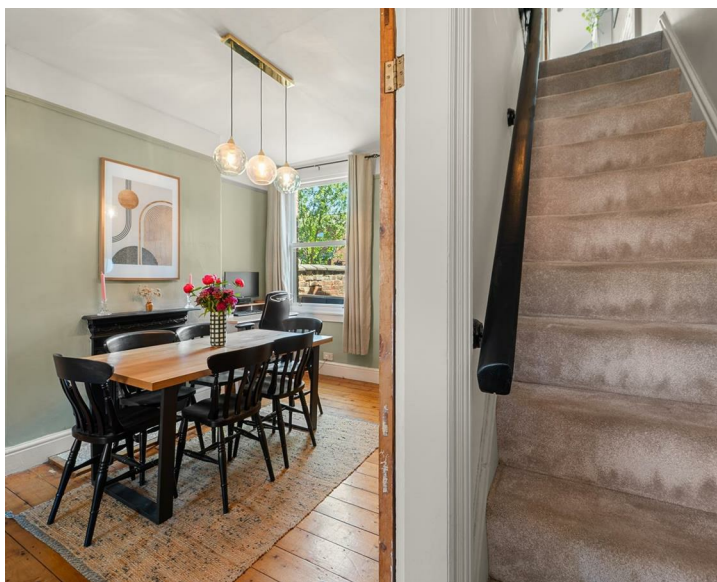
The accommodation includes a welcoming lounge with character features, a spacious dining room ideal for entertaining, and an extended dining kitchen fitted with modern units and offering direct access to the garden. Upstairs, there are two well-proportioned double bedrooms and a bathroom fitted with a white suite.

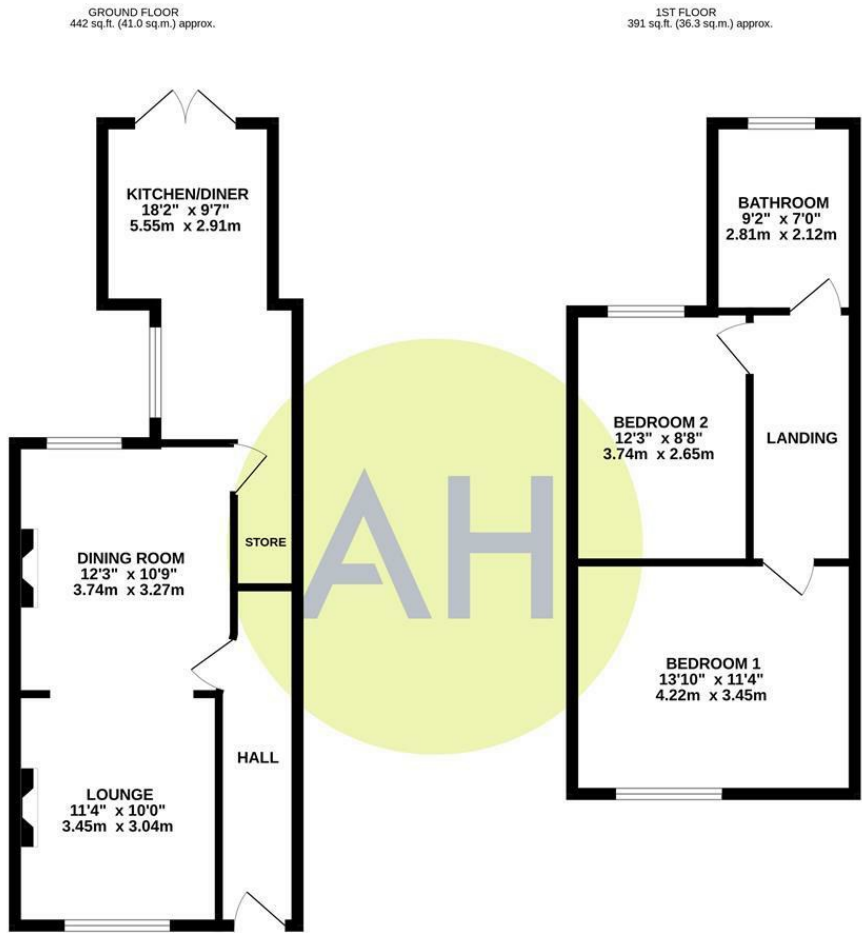
Externally, the property boasts a beautifully landscaped rear garden, notably larger than average and perfect for outdoor dining or entertaining. To the front, there is a charming walled garden setting the property back from the road. Freehold. Council Tax Band B.

KEY FEATURES

- Beautifully presented and extended mid-terrace
- Stylish and modern extended dining kitchen
- Bathroom fitted with a contemporary white suite
- Highly sought after location
- Two spacious reception rooms with original features
- Two genuine double bedrooms
- Larger than average landscaped rear garden
- Walking distance to Sale Town Centre and Metrolink



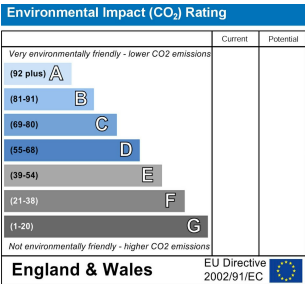
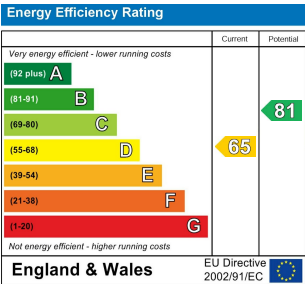




TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

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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