



ASHWORTH HOLME
Sales · Lettings · Property Management



39 TEMPLE ROAD, M33 2EP
£375,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED TWO BEDROOM MID-TERRACE WITH A LARGE REAR GARDEN AND OFF-ROAD PARKING, IDEALLY LOCATED JUST MOMENTS FROM SALE MOOR VILLAGE.

This immaculate home is finished to a high standard throughout and offers stylish, move-in-ready accommodation — perfect for buyers looking to avoid the hassle of renovation often associated with period properties.

Situated in a sought-after location close to Sale Moor Village, with excellent local schools including Temple Moor Infant School and Moorlands Junior School, as well as the M60 motorway network. Sale Town Centre is also within easy walking distance.

The ground floor features an entrance porch, a spacious open plan lounge/dining room with French doors leading out to the garden, and a sleek modern kitchen. Upstairs are two bedrooms and a well-appointed contemporary bathroom.

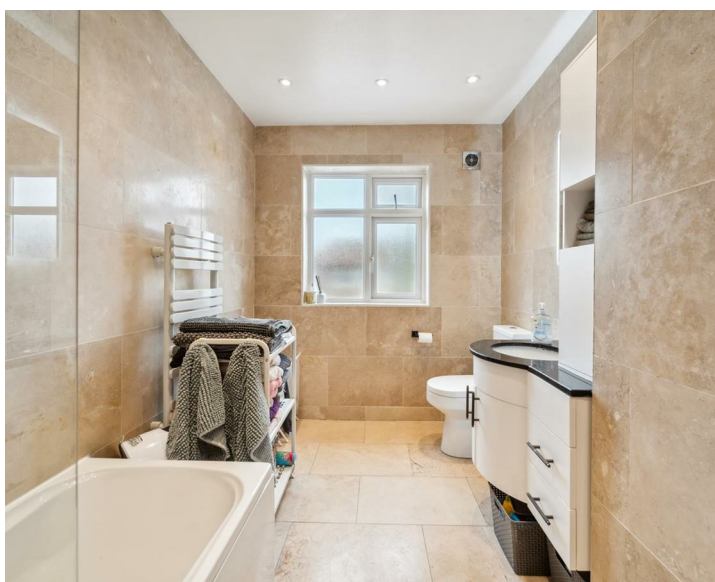
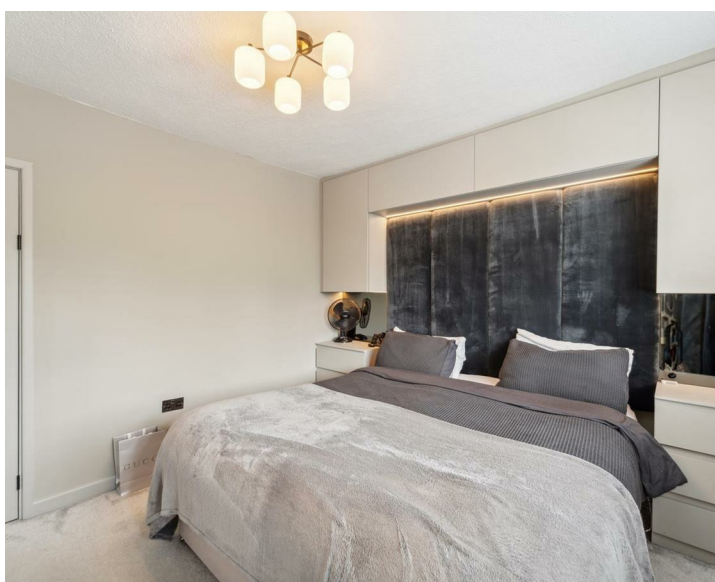
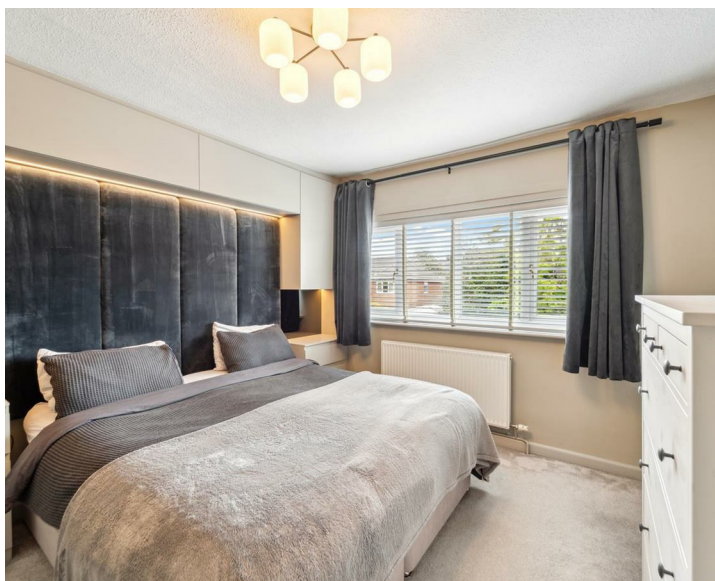
Outside, the property boasts a significantly larger-than-average rear garden with a patio and lawn — ideal for relaxing or entertaining. A flagged driveway to the front provides convenient off-road parking.

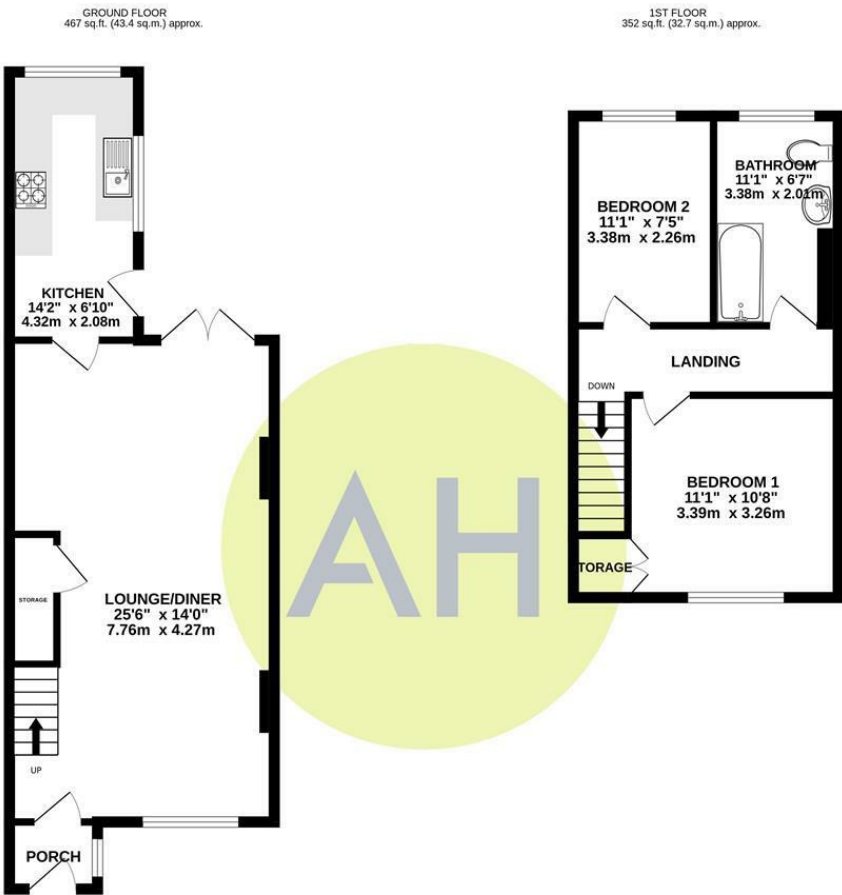
Viewings are highly recommend in order to appreciate the quality of accommodation on offer!

KEY FEATURES

- Beautifully presented two-bedroom mid-terrace
- Spacious open plan lounge/dining room
- Modern kitchen and contemporary bathroom
- Larger-than-average rear garden
- Off-road parking to the front
- Prime location near Sale Moor Village & M60.







TOTAL FLOOR AREA: 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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