



ASHWORTH HOLME
Sales · Lettings · Property Management



50 SEFTON CRESCENT, M33 7EN
£265,000



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DESCRIPTION

NO CHAIN - SPACIOUS TWO-BEDROOM TERRACE WITH DRIVEWAY & GARDEN

Well-proportioned two-bedroom terrace in a prime location, just a short walk from the town centre and Metrolink.

Features include an entrance hall, bright lounge with French doors to the rear garden, kitchen, two good-sized bedrooms, and a large bathroom. Driveway parking to the front and a private, enclosed lawned garden at the rear.

Excellent location for town centre & transport links and ideal for first-time buyers, downsizers, or investors.

KEY FEATURES

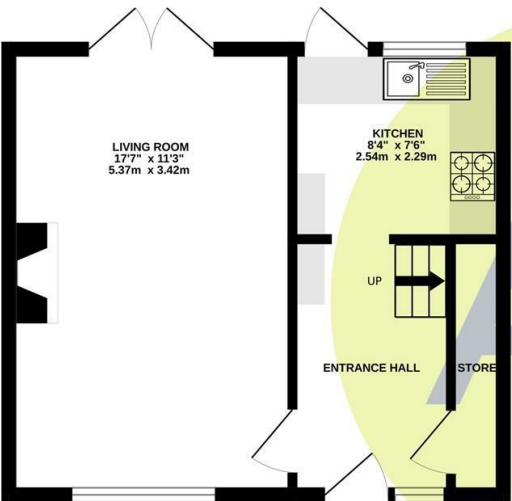
- Mid Terrace House
- Private Rear Garden
- Excellent location for town centre & transport links
- Council Tax Band B
- Two Bedrooms
- Private Driveway
- Ideal for first-time buyers, downsizers, or investors
- No onward chain



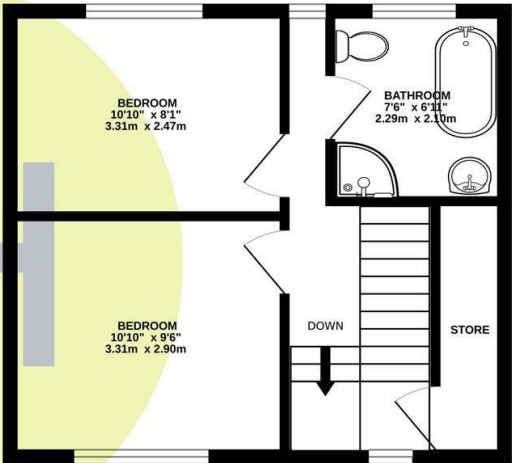




GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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ASHWORTH HOLME

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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	