



48 BELMONT ROAD, M33 6HX
£350,000



DESCRIPTION

****WATCH THE VIDEO TOUR**** AN EXCELLENT OPPORTUNITY TO PURCHASE THIS BEAUTIFULLY PRESENTED THREE BEDROOM VICTORIAN END OF TERRACE WHICH FORMS PART OF A HIGHLY SOUGHT AFTER LOCATION WITHIN THE CATCHMENT AREA OF PARK ROAD PRIMARY SCHOOL. This stunning property boasts nearly 1000 SqFt of immaculate living space which includes an impressive open plan dining kitchen with double glazed French doors to the rear. Further benefits include a larger than average rear garden with patio seating area, oak flooring to the ground floor and a separate living room with period fireplace and bay window to the front aspect. The property forms part of Belmont Road a much sought after location that puts the property within the catchment area for Park Road Primary School which has been rated as 'outstanding' by Ofsted. Furthermore Sale Town Centre and its many amenities are also within easy walking distance. In brief the accommodation comprises: Entrance hallway, lounge with bay window, spacious dining room which is open to the modern fitted kitchen. To the first floor there are three bedrooms and a contemporary family bathroom which has been fitted with a white three piece suite. Externally to the rear the garden is mainly laid to lawn with an initial patio seating area. To the front there are further gardens and a mature hedging enclosure providing privacy. FREEHOLD.

KEY FEATURES

- Three bedroom end of terrace
- Larger than average rear garden
- Modern open plan dining kitchen
- Presented an excellent standard
- Sought after location
- Within walking distance of Sale Centre





'An opportunity to purchase this beautifully presented three bedroom end of terrace which forms part of a sought after location close to outstanding local schools'

DIMENSIONS

Ground Floor

Entrance Hallway

Lounge

13'8" x 11'3" (4.17 x 3.43)

Dining Room

11'11" x 11'3" (3.65 x 3.43)

Kitchen

22'4" x 8'8" (6.82 x 2.66)

First Floor

Landing

Bedroom One

14'11" x 11'8" (4.57 x 3.56)

Bedroom Two

11'11" x 9'6" (3.64 x 2.91)

Bedroom Three

9'3" x 8'8" (2.82 x 2.66)

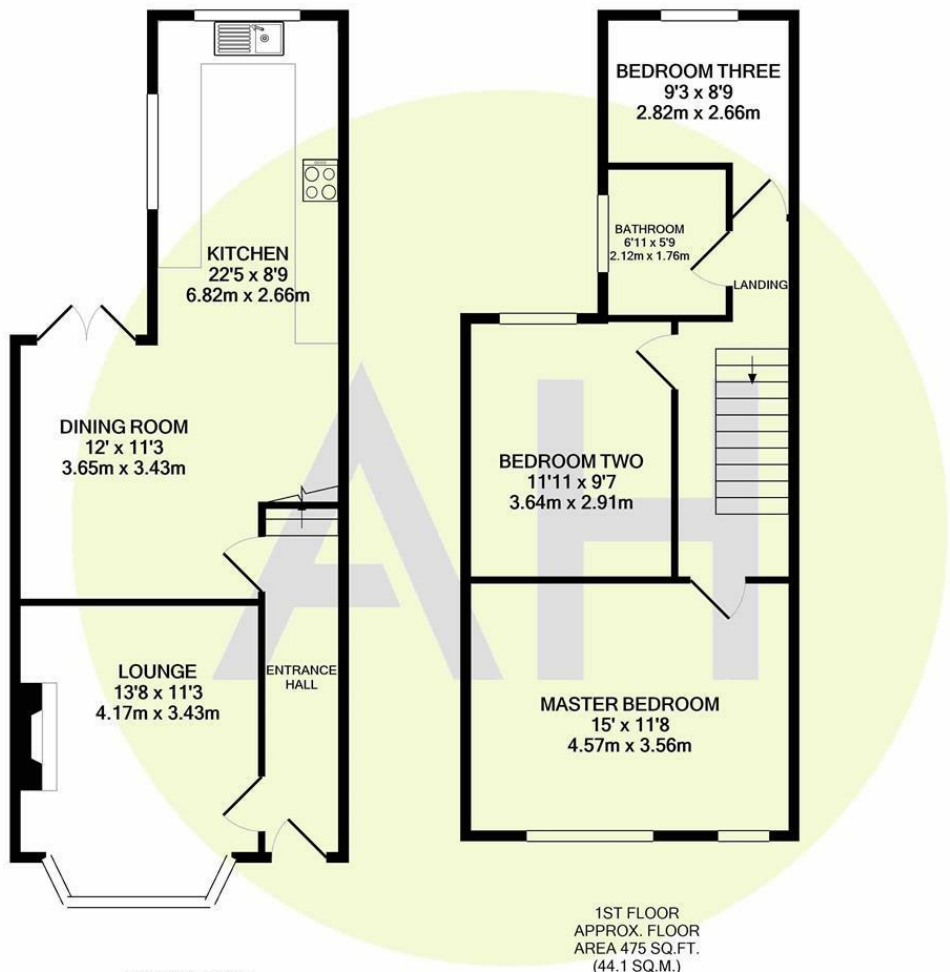
Bathroom

6'11" x 5'9" (2.12 x 1.76)

Externally

Rear Garden

Front Garden



GROUND FLOOR
APPROX. FLOOR
AREA 499 SQ.FT.
(46.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 974 SQ.FT. (90.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	