



31D CLARENDON ROAD, M33 2DU
£400,000



DESCRIPTION

A BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM TOWNHOUSE FORMING PART OF A HIGHLY SOUGHT AFTER TREE LINED LOCATION WHICH OFFERS BUYERS NEARLY 1200 SQFT OF ACCOMMODATION ARRANGED OVER THREE FLOORS IN ADDITION TO A IMPRESSIVE REAR GARDEN AND AMPLE OFF ROAD PARKING. This spacious family home should be viewed in order to be fully appreciated with benefits including a large open plan living/kitchen diner, well proportioned rooms throughout including a home studio/office, downstairs WC and a contemporary bathroom. The property forms part of a fantastic and much sought after location which puts it within easy walking distance of Sale Town Centre and Sale Moor Village. The excellent local schools Trafford is renowned for are also nearby including Temple Moor Infant School which has been described as 'outstanding' by Ofsted. In brief the accommodation comprises: Entrance porch accessed via a quality composite door, entrance hallway, office/study, garden room/utility which provides garden access and a useful downstairs WC. To the first floor there is a large open plan living/kitchen diner. To the second floor there are three bedrooms two of which are generous double bedrooms and the third being a good sized single bedroom. There is also a contemporary family bathroom which has been fitted with a white suite. Externally there is a large and incredibly private garden with an initial patio area and artificial lawn. To the front there is a driveway providing off road parking. There is gated access to the side of the property which leads to the rear garden.

KEY FEATURES

- Three/Four bedroom townhouse
- Forming part of a sought after location
- Within the catchment for excellent local schools
- Useful downstairs WC
- Presented to a very high standard
- Within walking distance of Sale Town Centre
- Large & incredibly private rear garden
- Ample off road parking





'A fantastic opportunity to acquire this incredibly well presented three bedroom townhouse which forms part a sought after and convenient location'

DIMENSIONS

Entrance Porch

Entrance Hallway

Bedroom Four/Studio
18'4" x 8'2" (5.59 x 2.50)

Utility/Garden Room
12'9" x 7'3" (3.91 x 2.21)

Downstairs WC

First Floor

Living/Kitchen Diner
25'7" x 15'5" (7.80 x 4.71)

Second Floor

Bedroom One
12'11" x 10'4" (3.94 x 3.15)

Bedroom Two
12'7" x 9'2" (3.86 x 2.80)

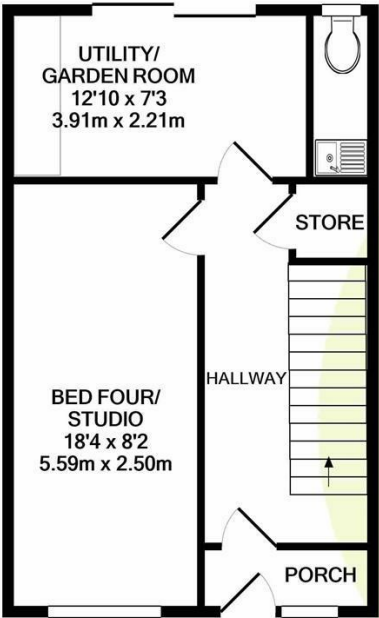
Bedroom Three
8'4" x 6'3" (2.55 x 1.91)

Family Bathroom

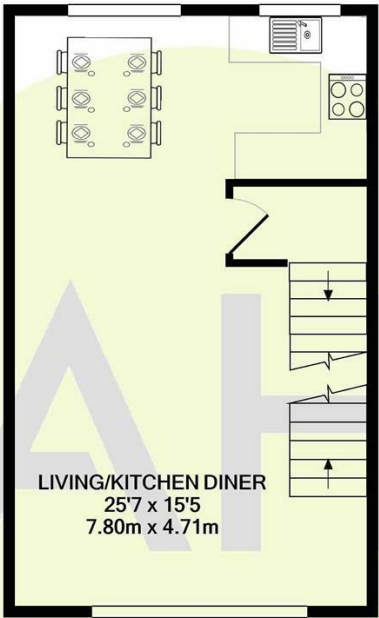
Externally

Rear Garden

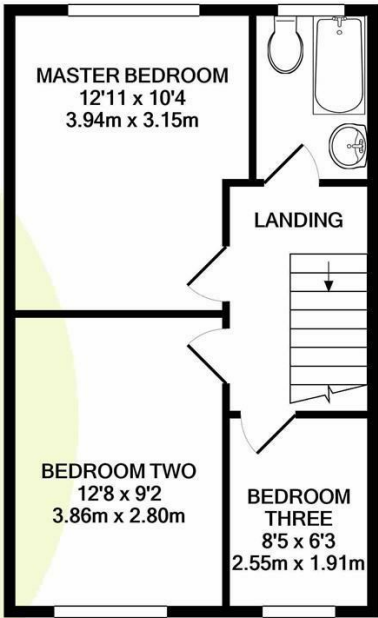
Driveway



GROUND FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1188 SQ.FT. (110.4 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	