



2 LANSDOWNE ROAD, M33 6PF
£500,000



DESCRIPTION

****WATCH THE VIDEO TOUR**** A HIGHLY ATTRACTIVE THREE BEDROOM PERIOD SEMI-DETACHED WHICH ENJOYS A SUBSTANTIAL GARDEN PLOT, DETACHED HOME OFFICE AND A MUCH SOUGHT AFTER LOCATION THAT PUTS THIS IDEAL FAMILY HOME WITHIN THE CATCHMENT AREA FOR THE SOUGHT AFTER SCHOOLS TRAFFORD IS RENOWNED FOR. The property benefits from the highest standards of presentation throughout in addition to a large dining kitchen, separate garden office/studio, useful downstairs WC/utility and a detached single garage. The property forms part of Lansdowne Road a highly sought after location just off Park Road which puts the property within easy walking distance of Sale Town Centre and within the catchment area for the ever popular Park Road Primary School which has been described as 'outstanding' by Ofsted. In brief the accommodation comprises: Entrance hallway, lounge with bay window and fireplace, living room with French doors to the rear, large dining kitchen, separate utility and a downstairs WC. To the first floor there are three bedrooms including a very well proportioned master bedroom which spans the full width of the property and bedroom three which features a mezzanine bed deck. There is also a very well appointed family bathroom which has been fitted with a white four piece suite. Externally this incredible property really stands out from the crowd with its substantial and mature garden which is mainly laid to lawn with mature trees and shrubbery displays. The rear garden also provides space for a detached home office/studio with power, heating and internet. There is also a detached single garage. To the front there are further walled gardens.

KEY FEATURES

- Three bedroom period semi-detached
- Substantial garden plot
- Highly sought after location
- Useful downstairs WC
- Presented to excellent standard throughout
- Detached home office/studio
- Catchment for Park Road Primary
- Large dining kitchen





'An excellent opportunity to acquire this beautifully presented three bedroom period semi-detached which forms part of a sought after location within easy walking distance of Sale Town Centre'

DIMENSIONS

Ground Floor

Entrance Hallway

Lounge

14'2" x 11'8" (4.33 x 3.57)

Living Room

13'0" x 10'10" (3.97 x 3.31)

Dining Kitchen

22'11" x 10'3" (7.0 x 3.13)

Utility

5'6" x 4'2" (1.68 x 1.28)

Downstairs WC

First Floor

Landing

Bedroom One

17'2" x 12'0" (5.25 x 3.68)

Bedroom Two

13'1" x 11'10" (4.0 x 3.62)

Bedroom Three

10'4" x 7'11" (3.16 x 2.42)

Bathroom

9'11" x 7'3" (3.04 x 2.22)

Externally

Office/Studio

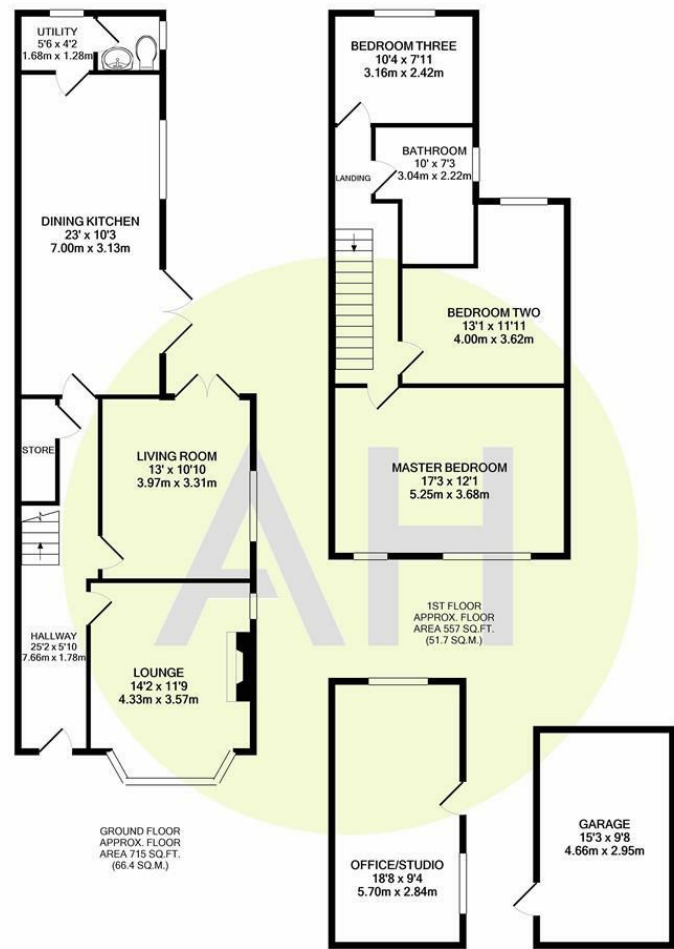
18'8" x 9'3" (5.70 x 2.84)

Single Garage

15'3" x 9'8" (4.66 x 2.95)

Rear/Side Garden

Front Garden

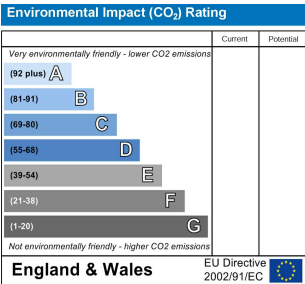
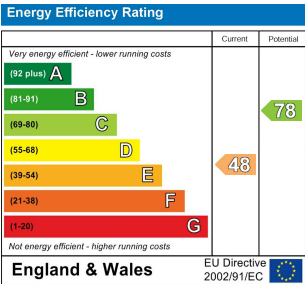


OUTBUILDINGS
APPROX. FLOOR
AREA 322 SQ. FT.
(29.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1594 SQ. FT. (148.1 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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