



# ASHWORTH HOLME

Sales · Lettings · Property Management



**61 OLDFIELD ROAD, M33 2AP**  
**£310,000**

3 1 2



## DESCRIPTION

A THREE BEDROOM PERIOD MID-TERRACE LOCATED ON OLDFIELD ROAD, ONE OF SALE'S MOST SOUGHT-AFTER LOCATIONS. The property is situated in a quiet and convenient position, just outside Sale Town Centre, making it ideal for anyone seeking a home close to local amenities and excellent transport links, including the Metrolink network.

The location places the property within easy walking distance of Sale Town Centre, less than five minutes on foot, where you'll find a fantastic mix of local and national amenities. The newly redeveloped Stanley Square offers a vibrant choice of independent shops, bars, and restaurants, perfectly complemented by larger household names such as Marks & Spencer and Sainsbury's - ensuring everything you need is right on your doorstep.

In need of general modernisation throughout, the property retains many charming original features, offering the opportunity to create a truly stunning home.

The accommodation comprises: an open entrance porch, hallway, lounge with a bay window to the front, sitting/dining room, and a kitchen with access to the garden, completing the ground floor. On the first floor there are three bedrooms and a family bathroom.

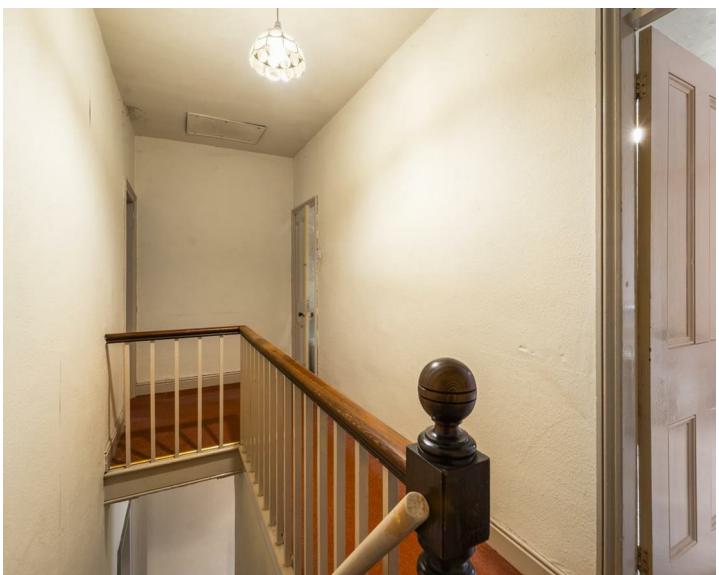
Externally, there is an initial courtyard leading to a further garden mainly laid to lawn, with additional gardens to the front, retaining the original brick wall enclosure.

NO ONWARD CHAIN.

## KEY FEATURES

- Three bedroom period mid-terrace
- Excellent transport links, including Metrolink
- Lounge with bay window & sitting/dining room
- Rear garden laid to lawn, courtyard & front garden
- Convenient location near Sale Town Centre
- In need of modernisation with great potential
- Kitchen with garden access
- NO ONWARD CHAIN



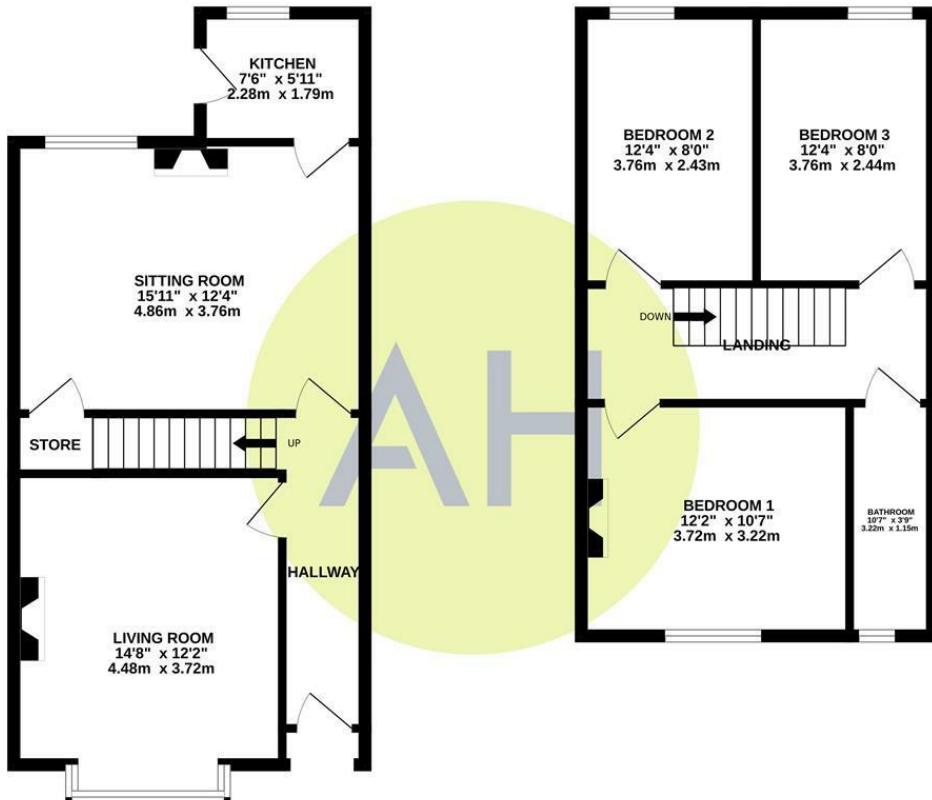


# FLOOR PLANS



GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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 indicative purposes only and should not be used as such by any prospective purchaser. The service 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.