



ASHWORTH HOLME
Sales · Lettings · Property Management



11 ALBION GROVE, M33 7TJ
£275,000



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DESCRIPTION

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS HIGHLY ATTRACTIVE GARDEN FRONTED, TWO DOUBLE BEDROOM MID-TERRACE SITUATED JUST A STONE'S THROW FROM SALE TOWN CENTRE.

This property has been maintained to a high standard by the current Vendors and features a welcoming entrance hallway, through lounge/dining room, spacious ground floor bathroom and two excellent double bedrooms. There is also a covered courtyard idea for storage.

Situated on Albion Grove a highly sought after location which puts the property within a moments walk of the Bridgewater canal and Sale Town Centre with its many amenities including the newly developed 'Stanley Square' which is home to ever an growing collection of independent shops, bars and restaurants. This fantastic location also puts the property within the catchment for the 'outstanding' Springfield Primary School and just a moments walk from the Metrolink. Warmed by gas central heating and double glazing throughout.

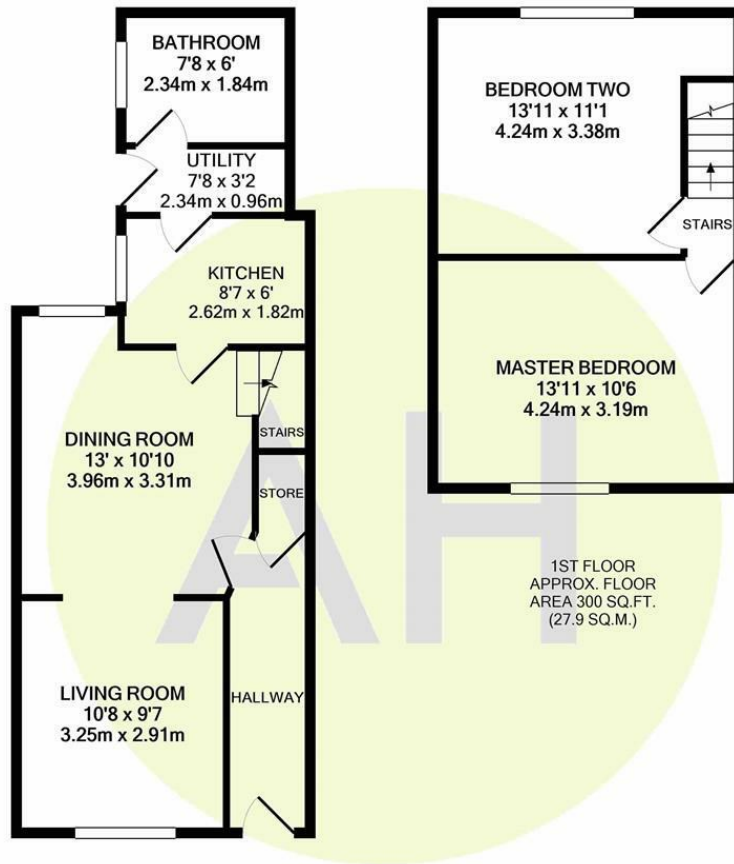
In brief the accommodation comprises: Entrance hallway, living room, dining room, modern fitted kitchen, rear hallway/utility area and a spacious bathroom which has been fitted with a white suite. To the first floor there are two double bedrooms. Externally there is an covered and enclosed courtyard ideal for storage and giving access to the rear of the property. Be quick to avoid disappointment properties in this location rarely stay on the market for very long!

KEY FEATURES

- Two double bedroom mid-terrace
- Situated close to Sale Town Centre
- Gas central heating & double glazing
- Maintained to a very high standard
- Through lounge/dining room
- Covered rear courtyard







GROUND FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.2 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	

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CMP Client Money Protect

DPS

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.