



ASHWORTH HOLME
Sales · Lettings · Property Management



19 ELM GROVE, M33 7JZ
£335,000



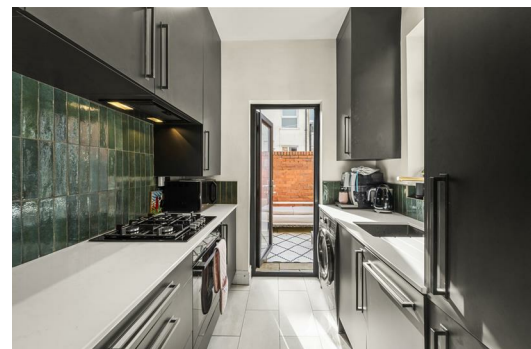
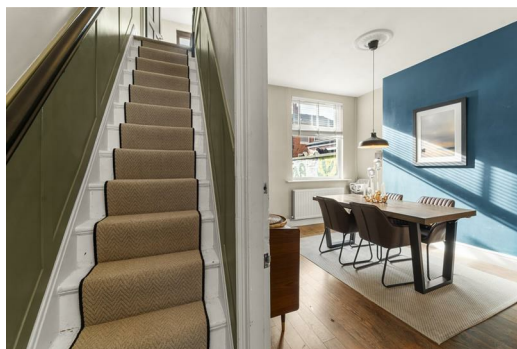
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DESCRIPTION

AN IMPRESSIVE AND STYLISHLY UPDATED TWO DOUBLE BEDROOM VICTORIAN MID TERRACE, FORMING PART OF THE EVER-POPULAR 'ELM GROVE' AND IDEALLY POSITIONED FOR DANE ROAD METROLINK AND JUNCTION 7 OF THE M60.

Extending to 1056-SQFT over three floors, this larger-than-average period home blends character with contemporary finishes. The current owners have undertaken a series of thoughtful cosmetic upgrades, creating a home that feels modern, cohesive and ready to move straight into — ideal for buyers keen to avoid renovation works.

The accommodation briefly comprises: entrance porch, welcoming hallway, living room and separate dining room featuring a fitted bar with wine fridge and LED lighting. The upgraded matt black kitchen is complemented by green tiled splashbacks, a contemporary gold tap, integrated appliances and a useful hideaway cupboard for smaller appliances. A glazed black uPVC door leads directly to the rear courtyard. To the first floor are two generous double bedrooms, the principal benefitting from quality fitted wardrobes and an in-built dressing table, alongside a well-appointed bathroom. The lower ground floor provides a large cellar chamber with window plus a former coal store, offering excellent storage and future potential (subject to consents). Externally, the flagged rear courtyard is low maintenance and ideal for outdoor dining, with a walled frontage to the front.

Within walking distance of Dane Road Metrolink and Sale Town Centre, and with easy access to the M60, this is a stylish, turn-key period home that will particularly appeal to first-time buyers seeking space, convenience and finish without the need for further works.

KEY FEATURES

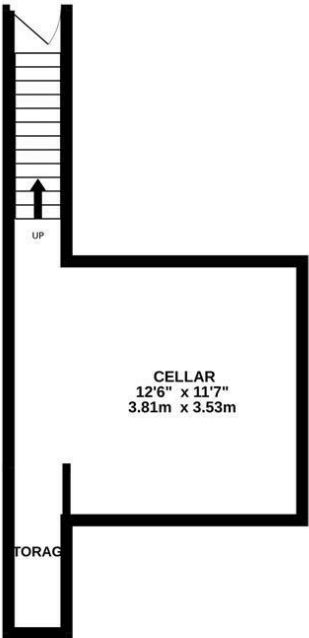
- 1056-SQFT Victorian mid terrace
- Super stylish matt black kitchen
- Fitted wardrobes to main bedroom
- Low-maintenance courtyard garden
- Two spacious double bedrooms
- Dining room with fitted bar
- Useful cellar storage
- Easy walk to Metrolink & town centre



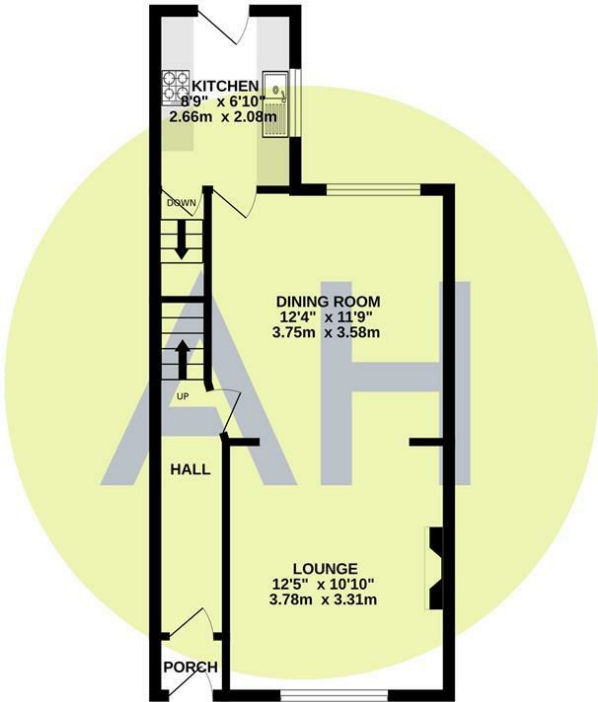




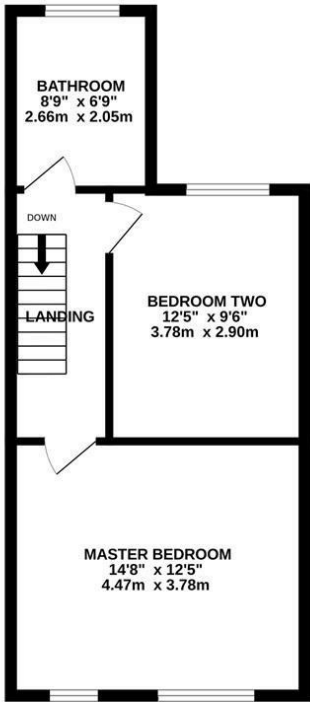
BASEMENT LEVEL
231 sq.ft. (21.4 sq.m.) approx.



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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 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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