



ASHWORTH HOLME
Sales · Lettings · Property Management



38 BELGRAVE ROAD, M33 7UA
£305,000



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DESCRIPTION

A CHARACTERFUL AND HIGHLY ATTRACTIVE TWO DOUBLE BEDROOM END TERRACE HOME, SUPERBLY POSITIONED WITHIN EASY WALKING DISTANCE OF SALE TOWN CENTRE AND THE METROLINK.

An ideal first-time buyer property, this charming home is full of character and original features, including attractive joinery work, ceiling coving, and original fireplaces to both the front reception room and principal bedroom.

Further benefits include a private rear courtyard garden and a modern bathroom fitted with a white suite and shower over bath.

The property occupies an enviable position just a short stroll from Brooklands Metrolink and the excellent range of shops, bars and restaurants found within Sale Town Centre, making it perfectly suited to those seeking character combined with everyday convenience.

In brief, the accommodation comprises: a welcoming lounge, a separate dining room, and a fitted kitchen providing access to the rear courtyard garden. To the first floor there are two well-proportioned double bedrooms and a modern bathroom. Externally, to the rear, there is a low-maintenance courtyard garden.

The property is warmed by gas central heating and double glazed throughout.

KEY FEATURES

- Charming two double bedroom end terrace
- Original fireplaces to lounge and bedroom one
- Private rear courtyard garden
- Walking distance to Sale Town Centre
- Full of original character and period features
- Two separate reception rooms
- Modern bathroom with shower over bath
- Near to Brooklands Metro and motorway links

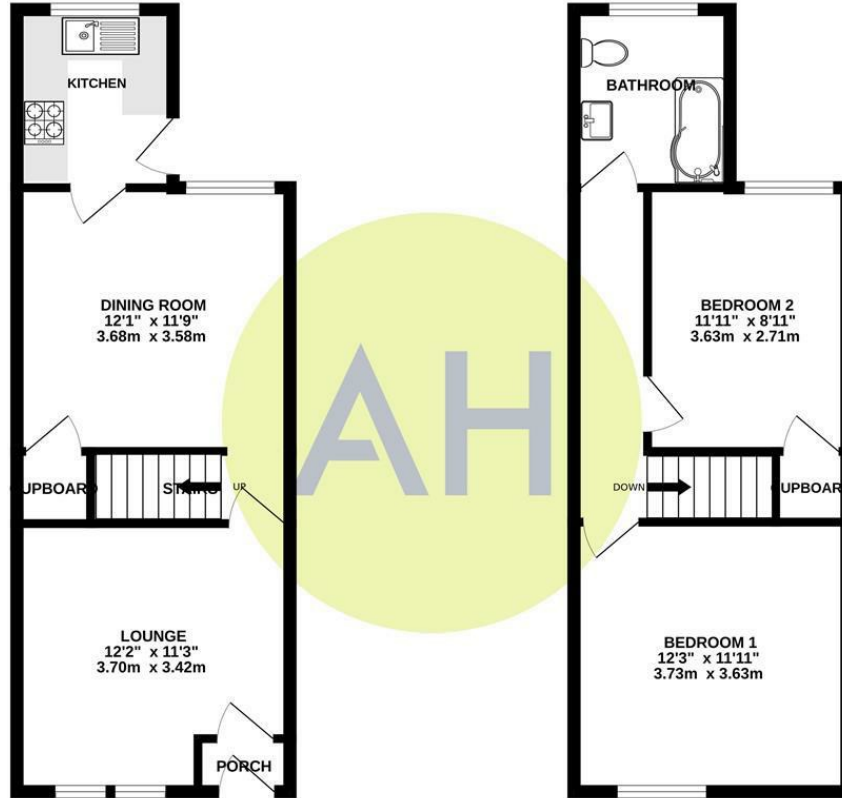






GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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		84

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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