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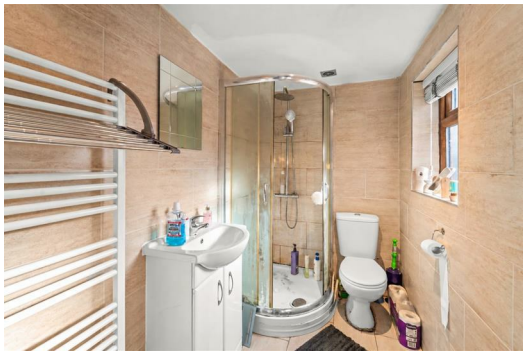


1 GLEAVE STREET, M33 7BR
£240,000

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DESCRIPTION

A TWO DOUBLE BEDROOM PERIOD END OF TERRACE PROPERTY OCCUPYING A POSITION WITHIN A SMALL CUL-DE-SAC, JUST A SHORT WALK FROM DANE ROAD METROLINK AND WITHIN EASY REACH OF SALE TOWN CENTRE. THE ACCOMMODATION EXTENDS TO APPROXIMATELY 621 SQ FT AND INCLUDES A SEPARATE LOUNGE AND KITCHEN, GROUND FLOOR SHOWER ROOM AND TWO WELL-PROPORTIONED DOUBLE BEDROOMS. THERE IS ALSO A COURTYARD GARDEN TO THE REAR.

The accommodation is arranged over two floors and is entered directly into the lounge, a comfortable reception room with a window overlooking the front. A separate kitchen is positioned towards the rear, with access to the staircase and a ground floor shower room.

To the first floor are two double bedrooms, including a particularly generous main bedroom spanning the full width of the front of the property.

Externally, the property benefits from a courtyard garden to the rear, providing a useful outdoor space. Further features include gas central heating and double glazing throughout. On-street parking is available, with a permit parking scheme in operation.

The location is undoubtedly one of the property's key selling features. Dane Road Metrolink is just a short walk away, providing convenient access into Manchester City Centre and surrounding areas. Sale Town Centre, with its excellent selection of shops, cafés, restaurants and everyday amenities, is approximately a 10-minute walk away. For commuters travelling by car, Junction 7 of the M60 motorway network is also just a short drive away.

KEY FEATURES

- Period end of terrace
- Approx. 621 sq ft
- Separate lounge and kitchen
- Courtyard garden to the rear
- Short walk to Dane Road Metrolink
- Small cul-de-sac location
- Two double bedrooms
- Ground floor shower room
- Gas central heating and double glazing
- Sale Town Centre approximately 10 minutes' walk











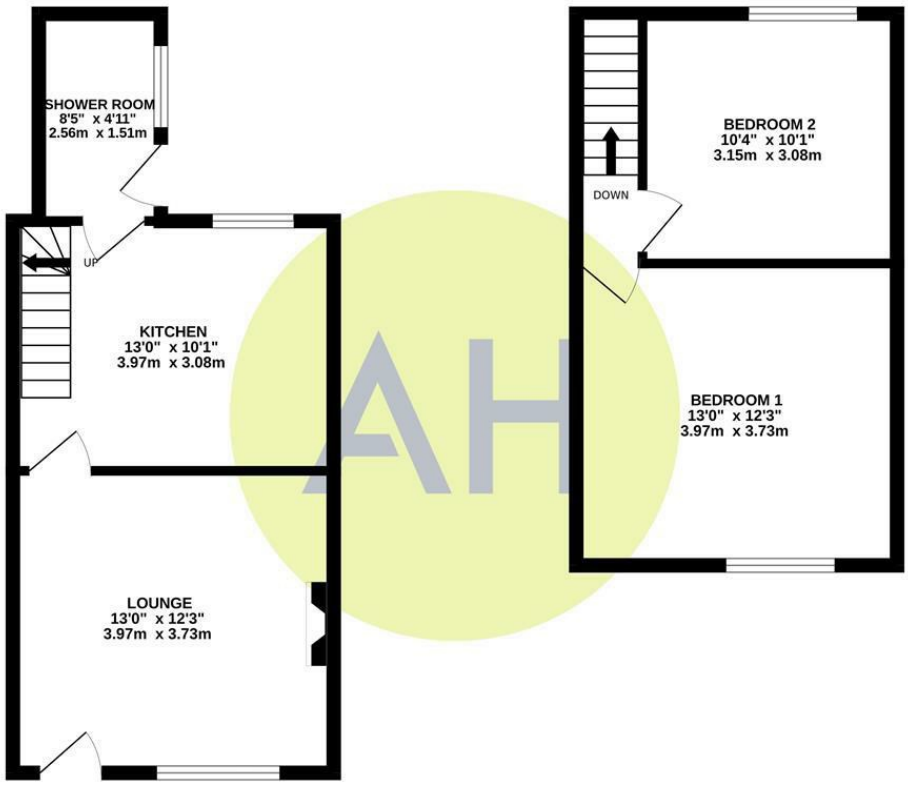




FLOOR PLANS

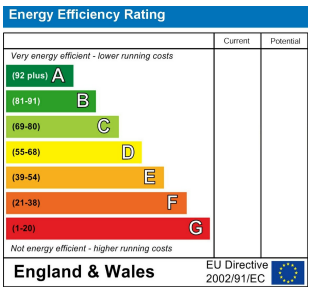
GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.

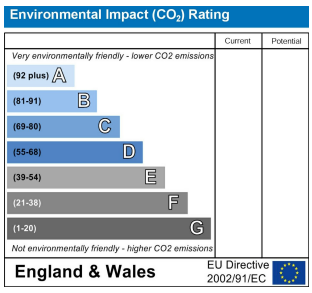
1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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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DPS