



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**11 BRIGHTON GROVE, M33 7EZ**  
**£285,000**



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## DESCRIPTION

A BEAUTIFULLY PRESENTED TWO BEDROOM VICTORIAN TERRACE, IDEALLY POSITIONED WITHIN THE HEART OF SALE TOWN CENTRE JUST A SHORT WALK FROM THE METROLINK, SHOPS, RESTAURANTS AND LOCAL AMENITIES.

This attractive period home will appeal to first time buyers, professional couples and buy-to-let investors alike thanks to its superb central location and well balanced accommodation. The property has been extended to the ground floor creating a stylish contemporary kitchen, while the recently renovated bathroom means the property can be immediately enjoyed by the next owner.

Brighton Grove is superbly positioned within walking distance of Sale Town Centre, the Metrolink, the Bridgewater Canal towpath and a wide range of cafés, restaurants and independent shops. Green spaces including the River Mersey and several local parks are also easily accessible.

In brief the accommodation comprises: open plan living/dining room with wood burning stove, extended kitchen with Velux roof light and breakfast bar. To the first floor there is a generous main bedroom, second bedroom and modern bathroom. Externally there is a courtyard garden to the rear and a small walled garden to the front with permit parking available on street.

FREEHOLD. Trafford Council Tax Band=B.

## KEY FEATURES

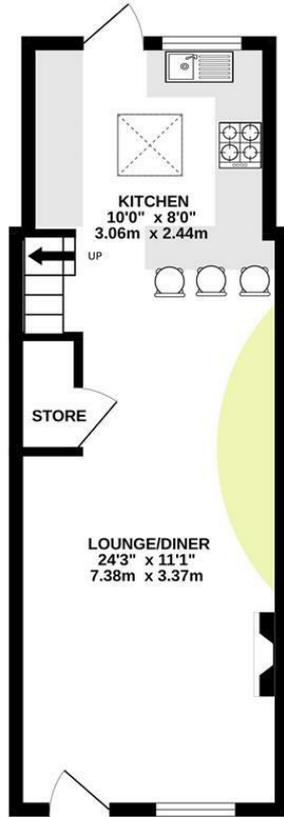
- Extended Victorian Terrace
- Open Plan Living & Dining Room
- Contemporary Kitchen with Velux Roof Light
- Generous Main Bedroom
- Heart of Sale Town Centre
- Wood Burning Stove in living room
- Recently Renovated Bathroom
- Courtyard Garden & Permit Parking







GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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	
		70	86

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	



## ASHWORTH HOLME

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