



ASHWORTH HOLME
Sales · Lettings · Property Management



71 HARLEY ROAD, M33 7EP
£385,000



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DESCRIPTION

VIDEO TOUR AVAILABLE - AN EXCEPTIONAL VICTORIAN TERRACE, BEAUTIFULLY EXTENDED AND ENHANCED TO CREATE A STUNNING THREE DOUBLE BEDROOM, TWO BATHROOM HOME EXTENDING TO APPROXIMATELY 1070 SQFT.

This exceptional home has been transformed to an incredibly high standard by the current Vendor and now represents a true 'turn key' purchase, ideal for buyers seeking a property that can be immediately enjoyed without the cost, disruption or inconvenience of renovation works.

Beautifully presented throughout, the accommodation is certain to appeal to discerning buyers, with a spacious living room and a stunning extended open plan dining kitchen complete with central island, wood burning stove and bi-folding doors to the rear. With three genuine double bedrooms and two stylish bath/shower rooms, this is a rare find within the local market.

The recently completed loft conversion has been finished to an excellent standard, creating a superb principal bedroom suite with en-suite shower room and Juliet balcony, adding further to what was already an impressive home.

Harley Road is widely regarded as one of Sale's most sought after terraced addresses, with Sale Town Centre, the redeveloped Stanley Square, excellent bars, restaurants, independent shops and the Metrolink network all just a short stroll away.

KEY FEATURES

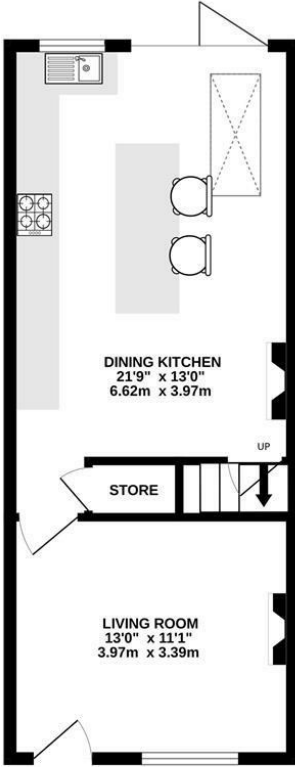
- Three double bedroom Victorian end terrace
- Approx 1070 SQFT of accommodation
- Kitchen with Bi-fold doors & stove
- Short walk to Sale Town Centre & Metrolink
- Stunning loft conversion with en-suite
- Beautiful extended dining kitchen
- Landscaped low-maintenance rear garden
- Immaculately presented turn-key home



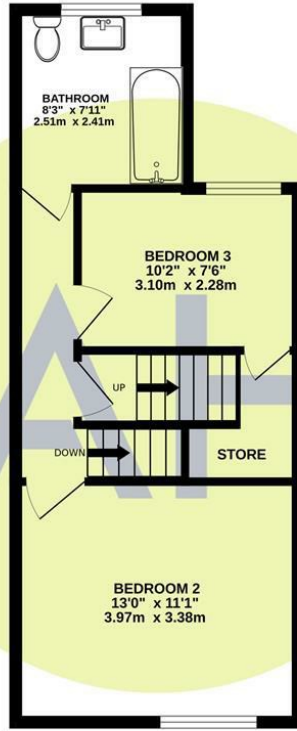




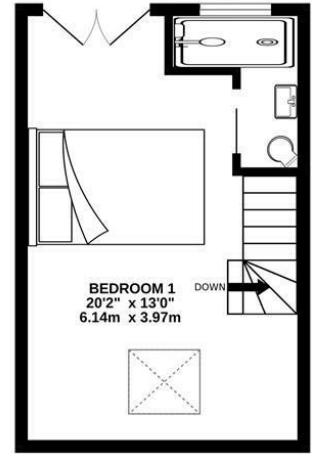
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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