



ASHWORTH HOLME

Sales · Lettings · Property Management



37 BELGRAVE ROAD, M33 7UA

£300,000



DESCRIPTION

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

This ideal first-time buyer property is utterly charming throughout, showcasing a wealth of period features including a wood-burning stove to the front reception room, original stripped and varnished flooring across the ground floor, and elegant ceiling coving. Further benefits include a private rear courtyard garden, a recently renovated bathroom, and the added convenience of a separate shower room.

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

In brief, the accommodation comprises: a welcoming lounge, a dining room open to the kitchen which provides access to the rear courtyard garden. To the first floor there are two well-proportioned double bedrooms, a modern bathroom, and a separate shower room with WC. Externally, the rear courtyard garden features a useful utility cupboard housing the washer and dryer. The property is warmed by gas central heating and double glazed throughout.

KEY FEATURES

- Characterful two double bed end-of-terrace
- Wood-burning stove & period features
- Recently renovated bathroom
- Walking distance to Sale Centre & Metrolink
- Ideal first-time buyer home
- Stripped & varnished original flooring
- Private rear courtyard garden
- Gas central heating & double glazing



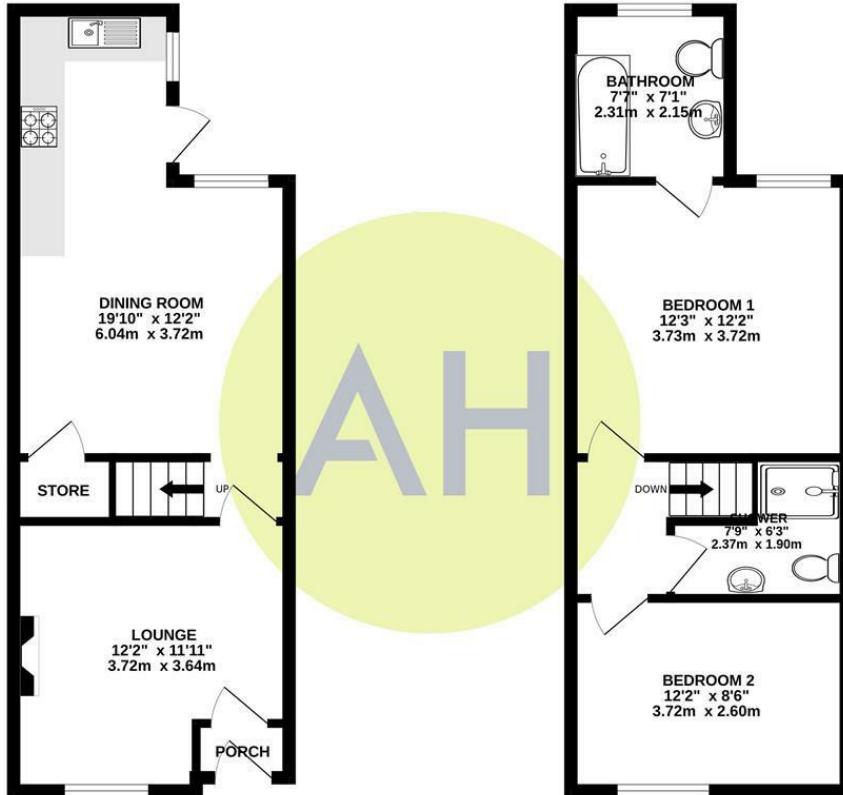


FLOOR PLANS



GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



AH

TOTAL FLOOR AREA: 760 sq.ft. (70.6 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 and systems depicted appear to be in working order but 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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