



ASHWORTH HOLME
Sales · Lettings · Property Management



30 ABBEY ROAD, M33 6HT
£2,100 PER CALENDAR MONTH



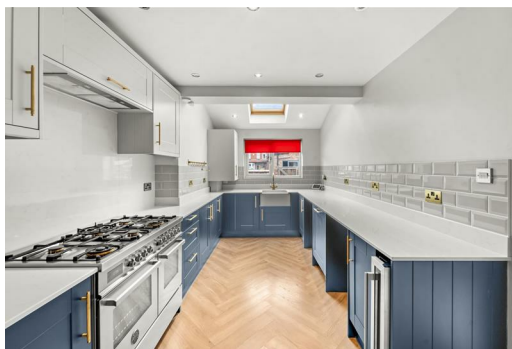
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DESCRIPTION

AN ATTRACTIVE EXTENDED FIVE BEDROOM MID TERRACE PROPERTY SITUATED IN A HIGHLY DESIRABLE LOCATION WITHIN CATCHMENT TO PARK ROAD PRIMARY SCHOOL.

An attractive and generously proportioned extended five bedroom mid-terrace property, ideally situated in a highly desirable location within the catchment area for Park Road Primary School. Abbey Road is perfectly positioned within easy walking distance of Sale Town Centre, with its excellent selection of supermarkets, popular pubs and bars, restaurants and Metrolink station. The M60 motorway network is also just a short drive away, making this an ideal home for commuters.

The property has recently undergone a renovation and has been redecorated throughout, with all carpets replaced. Further benefits include a modern fitted kitchen, charming dining room with a multi-fuel log burner, double glazing, gas central heating, fitted wardrobes to the master bedroom and three bathrooms.

The accommodation briefly comprises an entrance porch and hallway, spacious lounge, dining room leading into the modern family kitchen, master bedroom with en-suite shower room, two further bedrooms and family bathroom to the first floor. To the second floor there are two additional single bedrooms and a further shower room.

Externally, the property benefits from a charming low-maintenance rear courtyard and a further garden to the front. Ideally located for Sale Town Centre, local schools, amenities and transport links, this recently renovated property would make an excellent family home.

£100 holding fee is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme.

KEY FEATURES

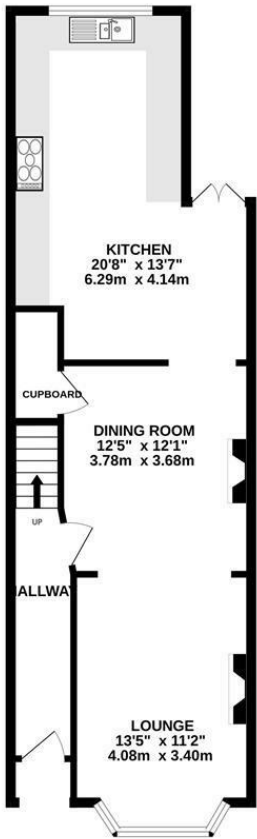
- Extended four bedroom mid-terrace property
- New carpets throughout
- Excellent transport links, including easy access to the M60
- Gas central heating and double glazing
- Newly renovated
- Walking distance to Sale Town Centre and Metrolink
- Master bedroom with en-suite shower room
- Low-maintenance rear courtyard



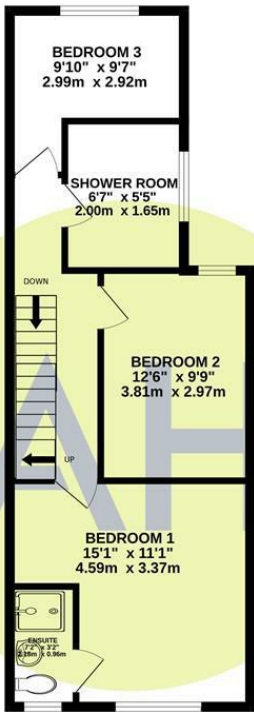




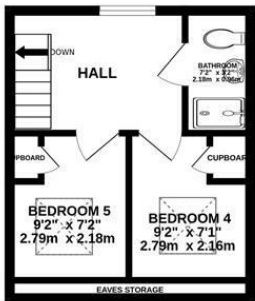
GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft. (126.0 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.
Made with Metropix C2026

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.