



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



**3 BRIGHTON GROVE, M33 7EZ**  
**£280,000**



2



1



2





## DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM VICTORIAN MID-TERRACE, PERFECTLY POSITIONED JUST A SHORT WALK FROM THE HEART OF SALE TOWN CENTRE.

This charming home combines period character with modern living, offering a versatile layout ideal for couples, first-time buyers, or those looking for a convenient town centre location.

The property features a spacious open-plan living and dining kitchen, a separate utility room, and a contemporary shower room. To the rear there is a delightful courtyard garden, perfect for relaxing or entertaining, with an additional walled garden to the front adding further appeal.

In brief, the accommodation comprises: lounge, kitchen, utility, and downstairs shower room with WC, with two generously proportioned double bedrooms to the first floor. PLEASE NOTE the loft is boarded providing ample storage.

On street parking is available and there is a residents permit scheme in operation allowing for permits per household in addition to visitors permits.

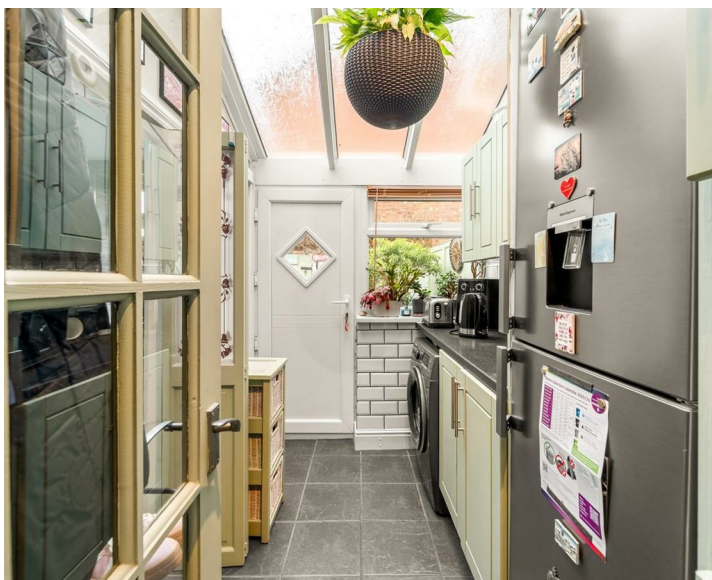
This superb home enjoys an enviable location close to Sale's many amenities, including the newly developed Stanley Square, home to independent shops, bars, and restaurants. Excellent schools such as Springfield Primary are within easy reach, and the Metrolink is just moments away, providing excellent links to Altrincham, Manchester City Centre, and beyond.

## KEY FEATURES

- Beautifully presented Victorian terrace
- Open-plan living / dining kitchen
- Modern ground floor shower room
- Boarded loft providing storage
- Two generous double bedrooms
- Separate utility room
- Charming rear courtyard garden
- Central Sale location



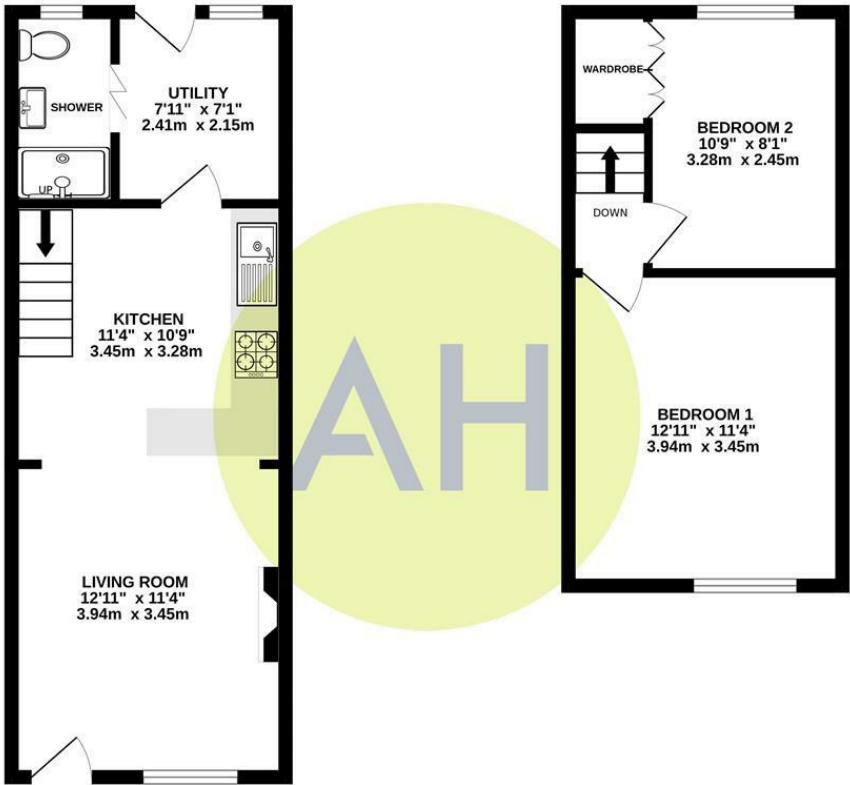






GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.

1ST FLOOR  
269 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (57.9 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 <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		



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