ASHWORTH HOLME
Sales · Lettings · Property Management

137 OLD HALL ROAD, M33 2HX
£395,000

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DESCRIPTION

A REFURBISHMENT OF A STANDARD RARELY SEEN – VIEWING IS ESSENTIAL TO APPRECIATE THIS 'AS NEW' TWO DOUBLE BEDROOM MID-TERRACE HOME.

This exceptional period property has undergone a comprehensive, no-expense-spared, back-to-brick refurbishment and now presents as a true turn-key home, ready to be enjoyed immediately.

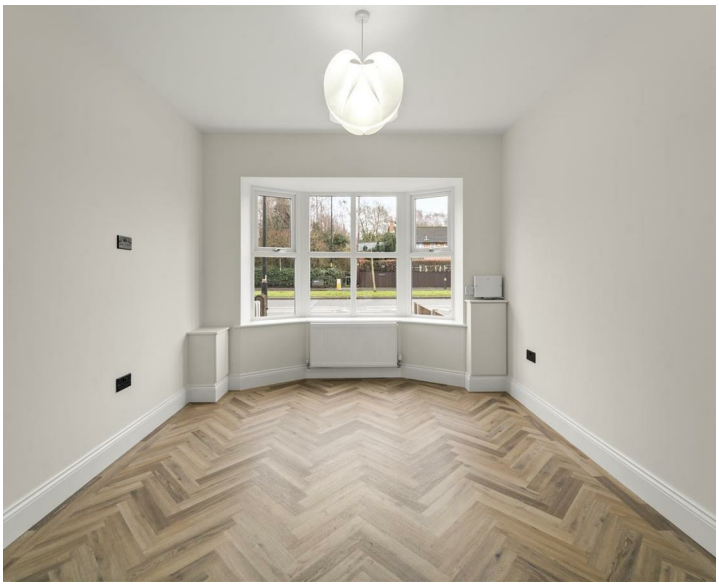
The specification is impressive throughout, with high-quality fixtures and fittings from respected brands including Bosch and Grohe. Herringbone LVT flooring runs across the ground floor and continues into the bathroom, while the beautifully appointed kitchen features integrated appliances and contemporary cabinetry. Further benefits include a downstairs WC and thoughtfully landscaped gardens.

The property is situated in a highly convenient location, within easy reach of a wide range of amenities, excellent transport links including the M60 motorway network, and the Metrolink at Sale Water Park—making it ideal for commuters and lifestyle buyers alike. Excellent schools are also nearby!

In brief, the accommodation comprises: open entrance porch with tiled flooring, entrance hallway, lounge open to the dining area and kitchen, creating a superb open-plan layout. To the first floor are two generously proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes spanning the full depth of the room, along with a luxurious bathroom. The loft is fully boarded with lighting and accessed via a pull-down ladder. Externally there is a landscaped rear courtyard with further garden beyond, and a driveway providing off-road parking to the front.

KEY FEATURES

- No-expense-spared refurbishment
- High-quality fittings incl. Bosch & Groh
- Open-plan lounge, dining & kitchen
- Fully boarded loft with lighting
- 'As new' two double bedroom mid-terrace
- Herringbone LVT flooring incl. bathroom
- Fitted wardrobes to principal bedroom
- Landscaped gardens & driveway parking

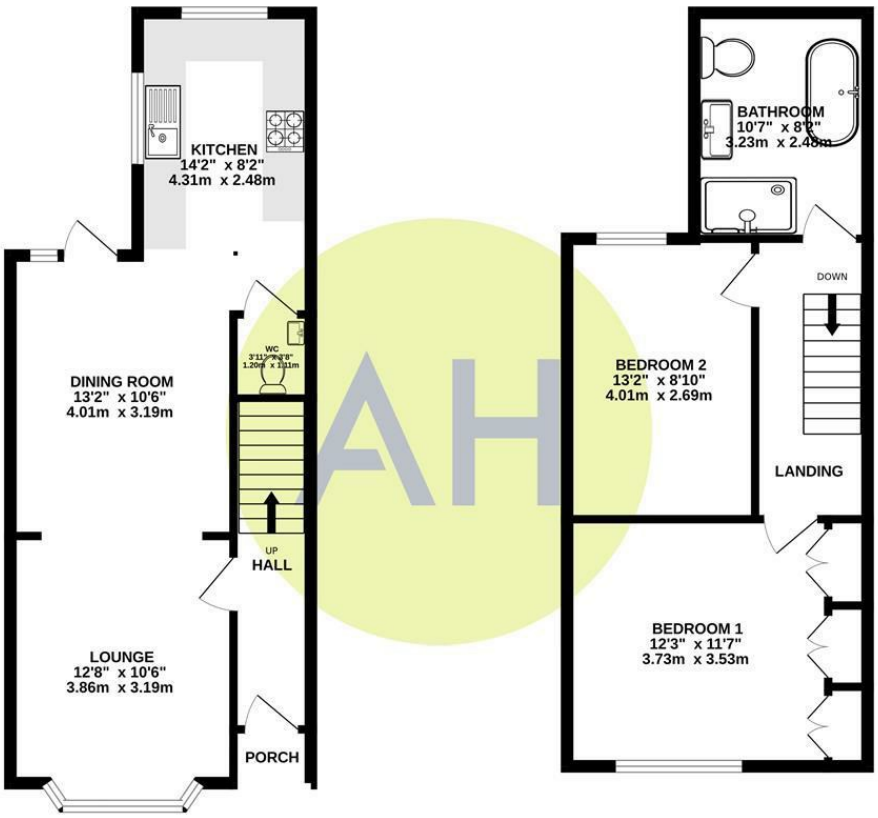


BOSCH

FLOOR PLANS

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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.
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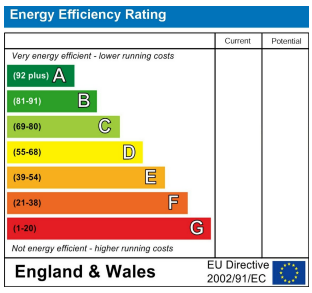

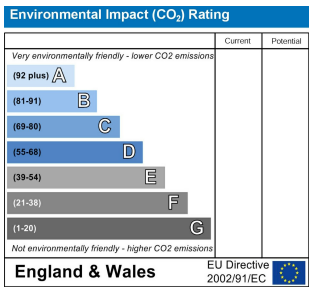

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DPS