



St. Anns Street, Sale
£270,000



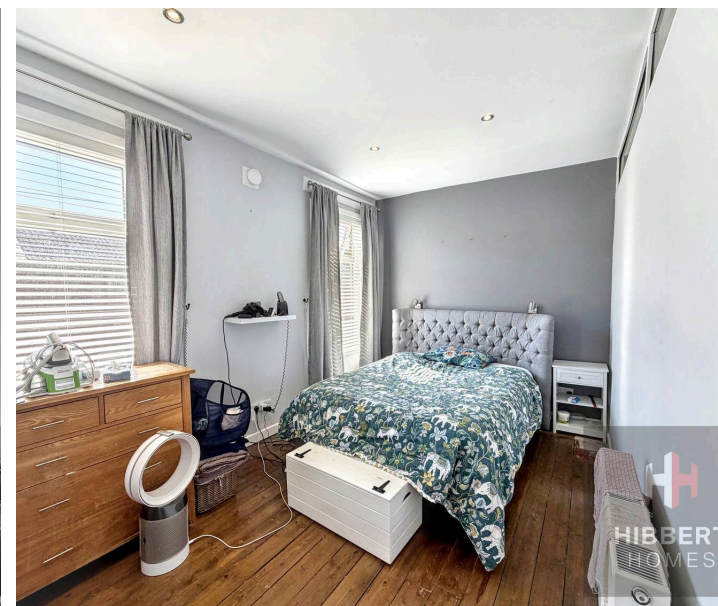
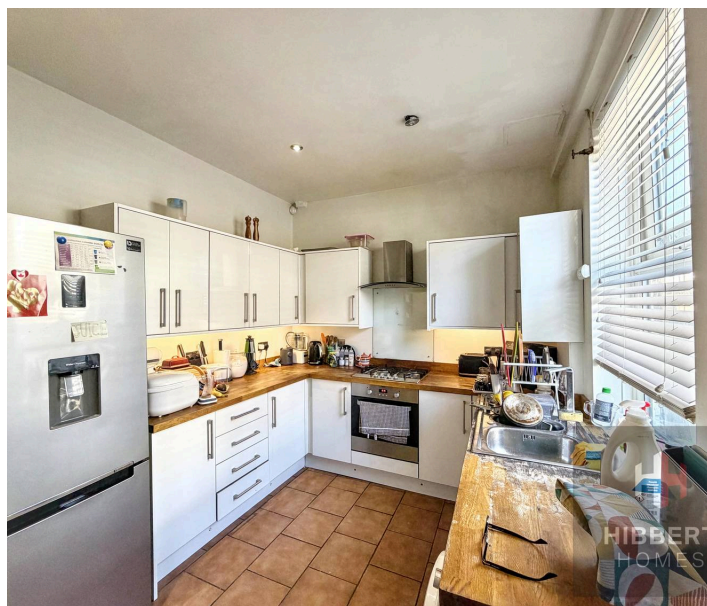
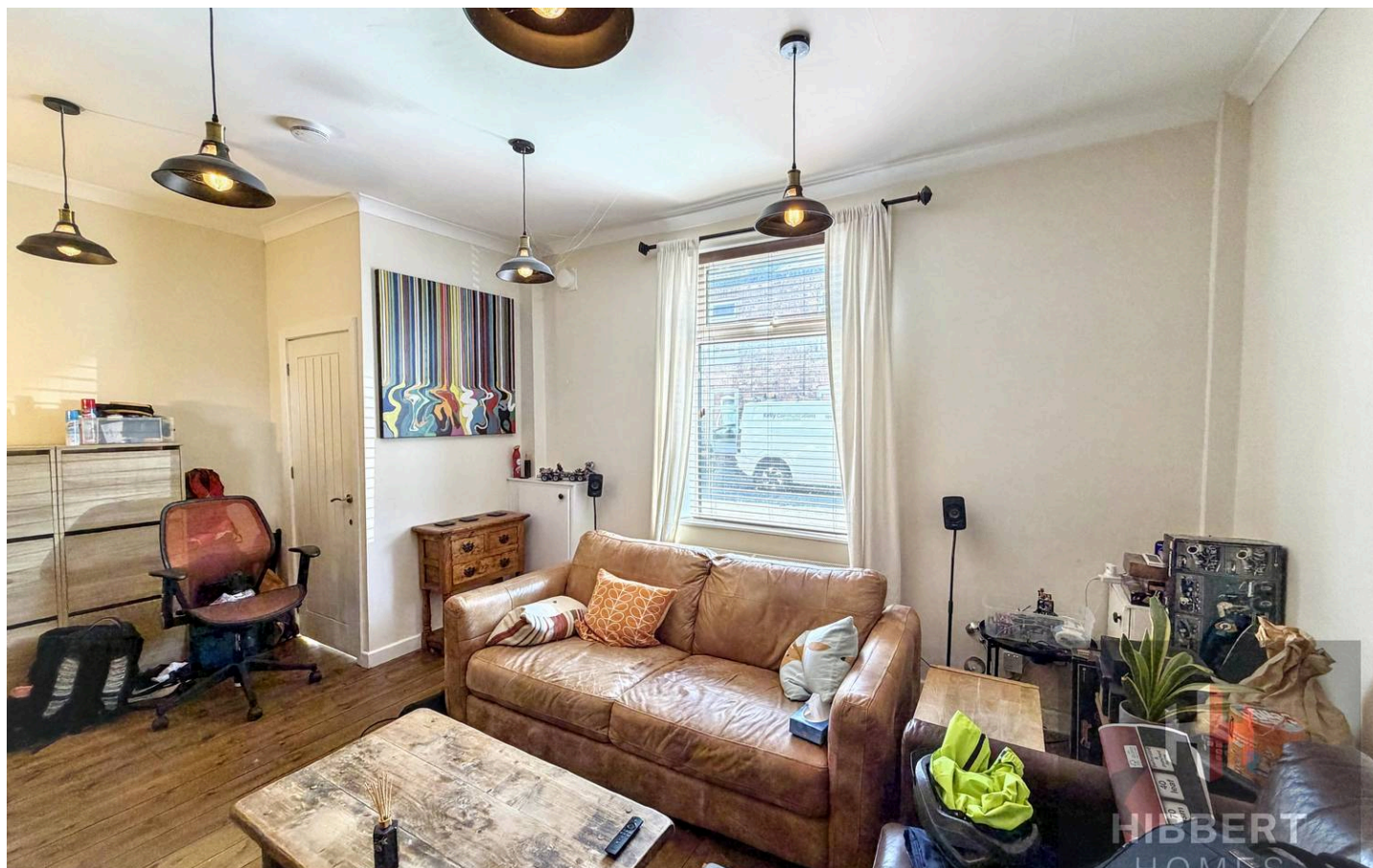
HIBBERT
HOMES

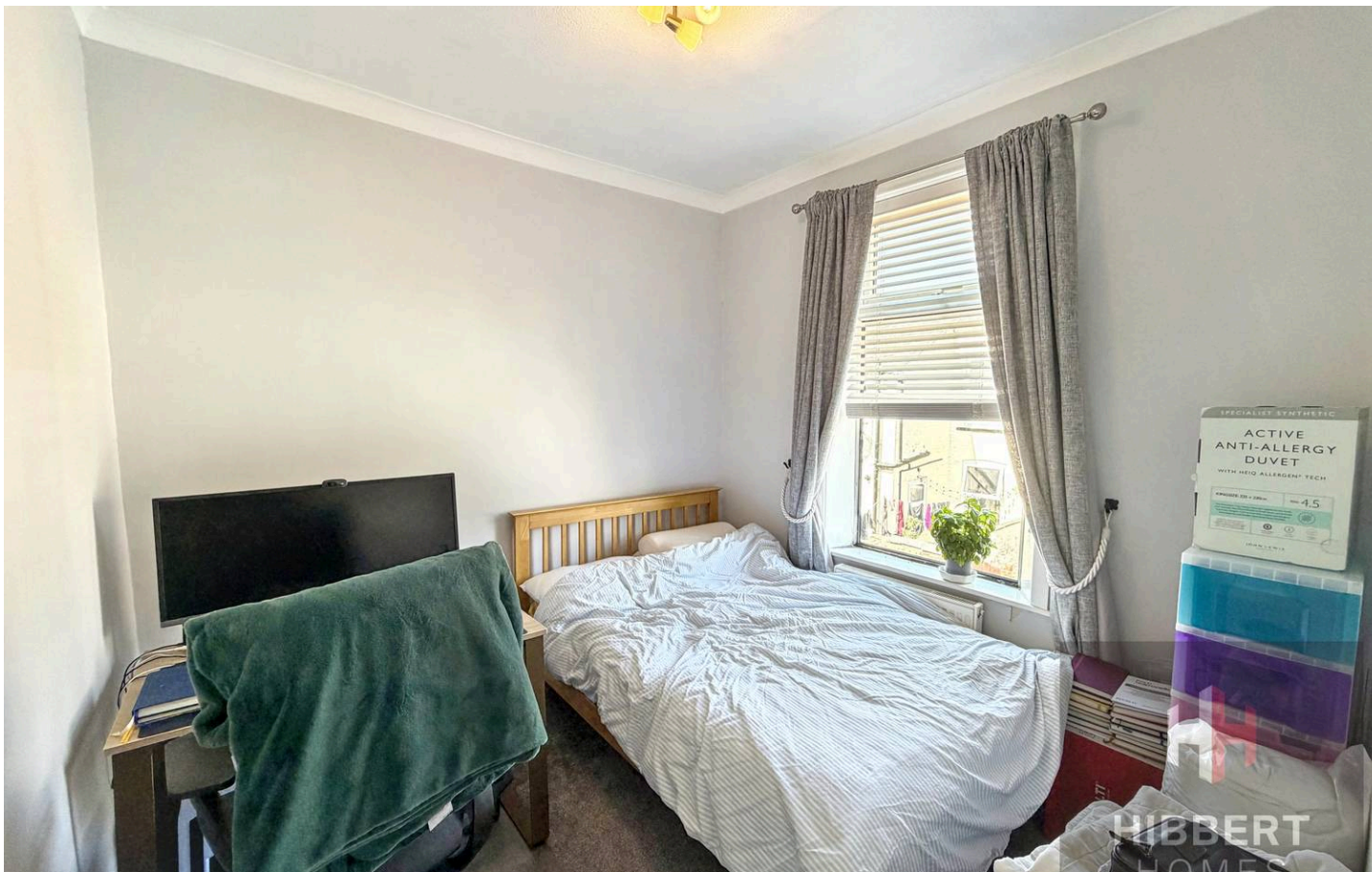
SALES & LETTINGS

This charming two bedroom mid terrace house offers an inviting and practical layout, ideal for first time buyers, downsizers, or investors. Offered with no onward chain, the property boasts a bright living room with attractive wooden flooring, creating a warm and welcoming atmosphere that's perfect for relaxing. The well proportioned kitchen is designed for modern living, providing ample storage and workspace.

Upstairs, both bedrooms are generously sized doubles. The main bedroom features stylish wooden flooring, while the second bedroom offers space for a desk, making it ideal for home working or studying. The bathroom is fitted with contemporary fixtures, ensuring comfort and convenience. Natural light fills each room, enhancing the sense of space throughout the home.

On-street parking is available unrestricted to the front of the property. The location is superb, just a short stroll from Sale Moor village with its array of independent shops, cafés, and amenities, and within easy reach of Northern Moor Metrolink station, offering direct links to Manchester City Centre and beyond. This property combines comfortable living with excellent transport connections, making it a great choice for a range of buyers seeking a move in ready home in a popular and well connected area. The property boasts excellent storage, with a floored loft (with potential for conversion subject to relevant permissions) and a brick outbuilding in the rear garden.





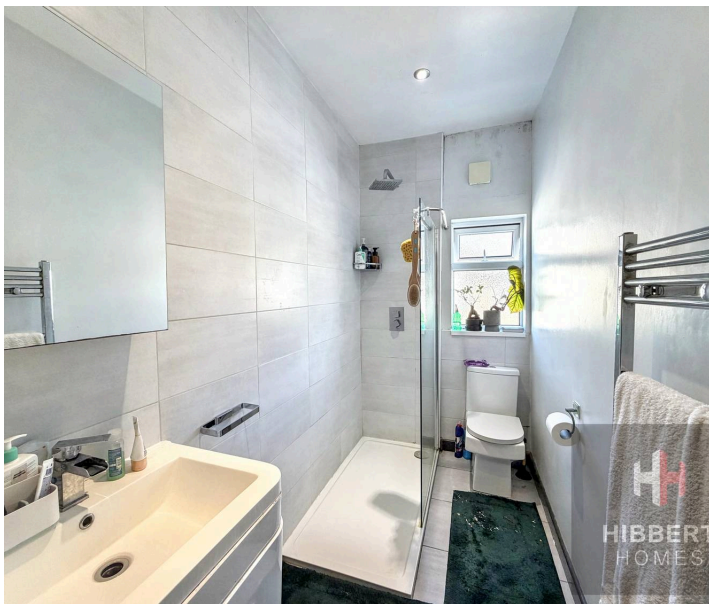
- NO ONWARDS CHAIN
- Charming Victorian terraced house
- Quiet cul-de-sac location
- Generous living space
- Two double bedrooms
- Courtyard garden
- Unrestricted on-street parking
- Short walk to Sale Moor Village and all local amenities including popular schools

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approx Gross Internal Area
71 sq m / 763 sq ft



Ground Floor

Approx 36 sq m / 391 sq ft

First Floor

Approx 35 sq m / 372 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

