ASHWORTH HOLME
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32 DANE ROAD, M33 7AR
£259,950

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DESCRIPTION

A BEAUTIFULLY PRESENTED VICTORIAN MID TERRACED PROPERTY OFFERING SPACIOUS ACCOMMODATION THROUGHOUT AND IDEALLY LOCATED JUST MOMENTS FROM DANE ROAD METROLINK AND WITHIN EASY REACH OF SALE TOWN CENTRE.

A superbly presented Victorian Mid Terraced property situated in an exceptionally convenient location, perfect for first time buyers, professionals and buy to let investors alike.

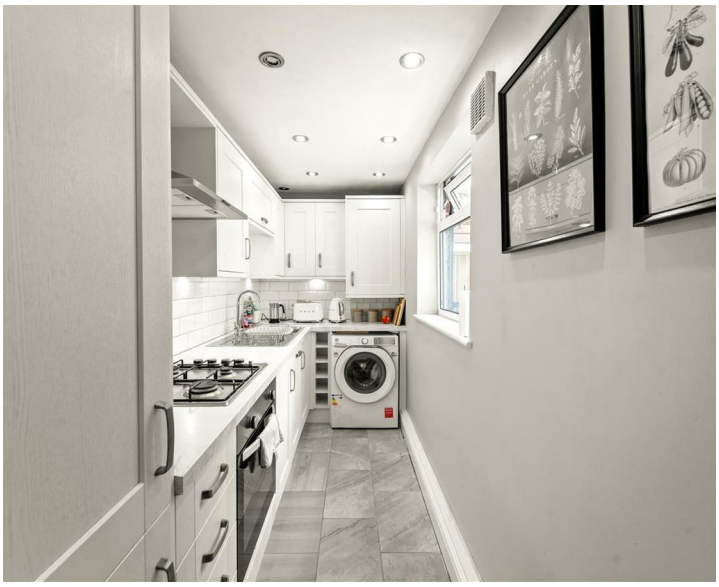
The property has been well maintained and updated by the current owners and is presented to an excellent standard throughout, allowing the purchaser to move straight in and enjoy the home without the cost and inconvenience of renovation works.

The location is undoubtedly one of the key selling features, positioned just a short walk from Dane Road Metrolink providing easy access into Manchester City Centre and surrounding areas, while Sale Town Centre and its excellent range of shops, restaurants and amenities are reachable on foot within approximately 10 minutes. The property is also ideally placed for commuters with Junction 7 of the M60 motorway network just a short drive away.

The accommodation extends to approximately 634 sq ft and in brief comprises: A spacious Lounge/Dining Room measuring over 22ft in length providing an excellent open plan living and dining space, with a useful storage cupboard and double doors opening directly onto the courtyard garden. To the rear there is a fitted Kitchen. To the First Floor there are Two well proportioned Bedrooms and a modern Shower Room fitted with a contemporary suite. Externally, the property benefits from a neat, low maintenance courtyard

KEY FEATURES

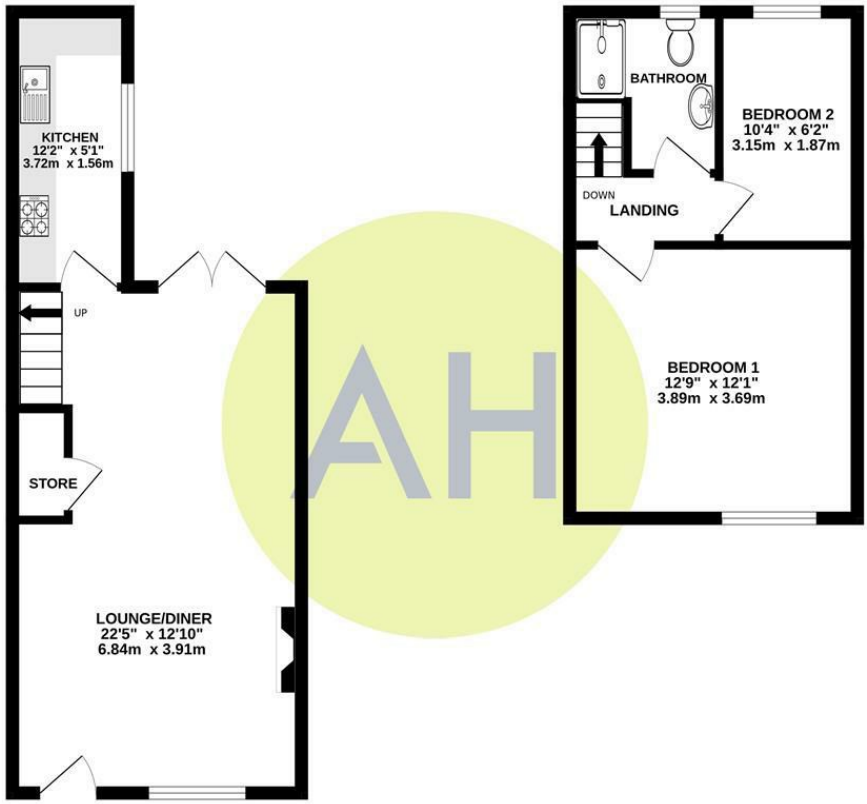
- Beautifully Presented Victorian Mid Terrace
- Spacious 22ft Lounge/Dining Room
- Contemporary Shower Room
- Low Maintenance Courtyard Garden
- No onward chain
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Central Heating & Double Glazing
- Walk To Dane Road Metrolink & Sale Town Centre



FLOOR PLANS

GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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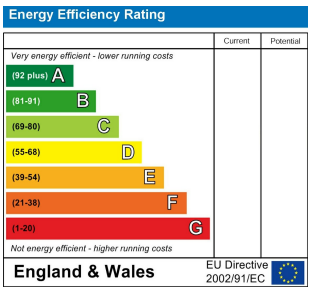

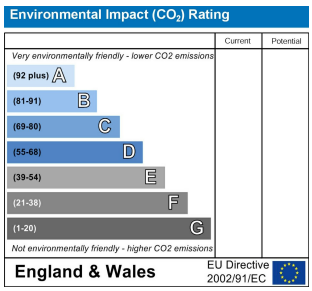

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