



Thompson's  
Estate Agents

Eaton Road,  
Sale M33 7TZ

Offers in Excess of  
£335.000



\*\*\*\* A beautifully presented, spacious and well proportioned two double bedroom period mid terrace! \*\*\*\* This lovely home has been truly well maintained by the current owners and is ready for you to pick your bags up and move straight in. To the ground floor there is a welcoming hallway, separate lounge, spacious dining room opening into a modern fitted kitchen perfect for entertaining and patio door onto the rear courtyard. To the first floor there are two double bedrooms, with the master bedroom benefitting from bespoke fitted wardrobes and a spacious three piece bathroom. The loft is partially boarded, has a light, drop down ladder and is currently used as storage. The property is gas central heated and double glazed throughout. An IDEAL first home, home for young professionals or even as an investment. Within walking distance to Sale Town centre, Brooklands Metrolink, Walton Park PLUS excellent transport and network links and surrounded by excellent schooling. Viewings are by appointment only and can be arranged by contacting the office.





### **Entrance Hallway**

Upvc door to the front with transom window above, engineered wooden style flooring, ceiling light point and access into the lounge and dining room.

### **Lounge**

Carpeted flooring, ceiling light point, wall mounted radiator, double glazed window to the front, television point, plug points and cast iron fire places with a tiled hearth.

### **Dining Room**

Engineered style wooden flooring, ceiling light point, wall mounted column vertical radiator, understairs storage, recessed fireplace shelving, plug points, double glazed door to the rear, stairs to the first floor and access into the kitchen.

### **Kitchen**

Fitted with a range of wall and base unit cupboards, wooden worktops and tiled splash backs. Integrated dishwasher, stainless steel sink with drainer, mixer tap and Cannon six ring gas hob and quad oven with stainless steel splash back and over head extractor. Space for a washing machine, dryer and fridge freezer. Vinyl flooring, two ceiling light points, double glazed window to the rear, two Velux windows, plug points and wall mounted column radiator.

### **First Floor Landing**

Wooden stairs to the first floor, carpeted flooring, loft hatch and access to all first floor rooms.

### **Bedroom One**

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator, plug points and floor to ceiling bespoke fitted alcove wardrobes.

### **Bedroom Two**

Carpeted flooring, ceiling light point, double glazed window to the rear, wall mounted radiator and plug points.

### **Bathroom**

Fitted with a three piece bathroom suite comprising of a bath with shower over, wall mounted handwash basin and pedestal W.C. Vinyl flooring, tiled walls, ceiling light point, shave socket, double glazed window to the rear and a wall mounted towel radiator.

### **Outside**

To the front of the property there is a paved pathway leading to the front door sat behind an iron gate and fence with small graveled garden. To the rear there is an 'L' shaped courtyard with a paved patio, low maintenance shrubs and wooden gate to the back.



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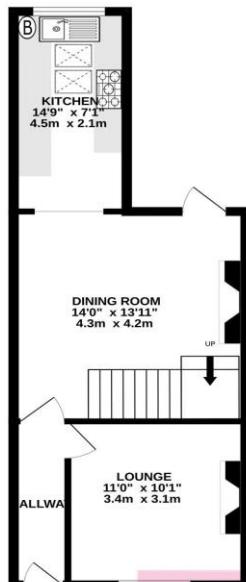




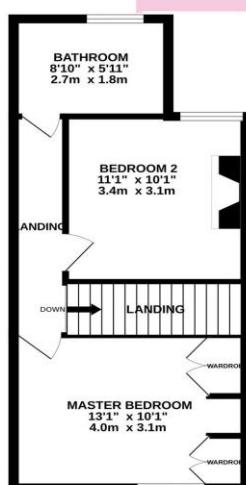
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GROUND FLOOR  
403 sq ft. (37.3 sq.m.) approx.



1ST FLOOR  
375 sq ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 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 performance certificate (EPC)

39, Eaton Road  
SALE  
M33 7TZ

Energy rating

C

Valid until:

3 September 2029

Certificate number: 0969-2870-6688-9071-4495

Property type Mid-terrace house

Total floor area 82 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

