



Stamford Street, Sale, M33

Offers Over: £330,000

Freehold

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This charming two double bedroom period terrace on Stamford Street in Sale offers an ideal blend of character, comfort, and convenience. Perfectly positioned close to Ashton upon Mersey village and Sale town centre, the property enjoys easy access to a wide range of amenities, as well as scenic walks along the River Mersey and nearby green spaces including Ashton Park. With a wealth of original period features throughout, this home is perfectly suited to first-time buyers, professional couples, or investors alike.

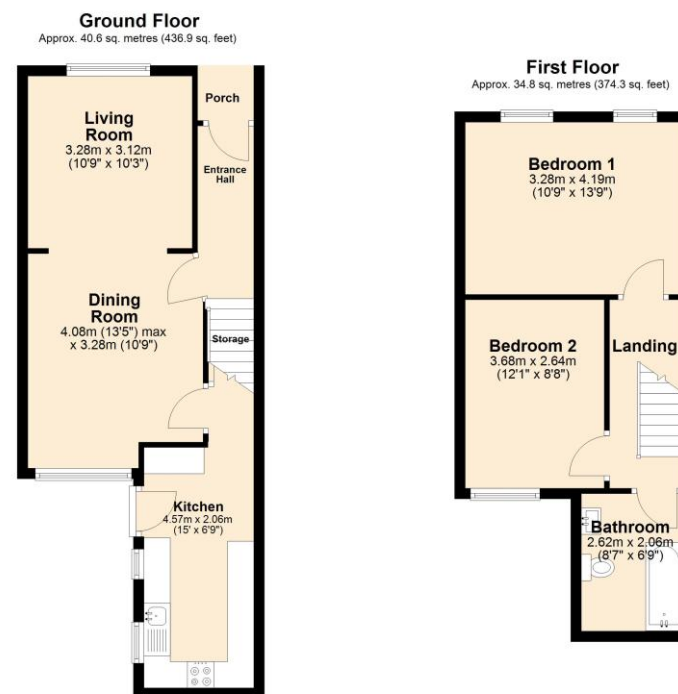
Upon entering, you are welcomed by an entrance hall leading into a spacious open plan living and dining area. The living room, situated at the front of the property, features a beautiful cast iron fire surround and attractive wood flooring, creating a warm and inviting space. The dining area to the rear benefits from a large window allowing for plenty of natural light, complemented by continued wood flooring and an additional feature fire surround, making it ideal for both everyday living and entertaining.

The kitchen is fitted with a modern range of base and eye-level units, complete with integral appliances. With two windows and a door leading out to the courtyard, the space is bright, functional, and well-designed for modern living.

Upstairs, the property offers two generously sized double bedrooms. The main bedroom benefits from two windows, enhancing the sense of space and light, as well as fitted wardrobes providing excellent storage. The bathroom is fitted with a contemporary three-piece suite, finished to a modern standard.

Externally, the property features a low-maintenance courtyard, offering a private outdoor space ideal for relaxing or entertaining with minimal upkeep required.

- Freehold
- EPC Grade TBC
- Council Tax Band B



Total area: approx. 75.4 sq. metres (811.2 sq. feet)





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.