



# ASHWORTH HOLME

Sales · Lettings · Property Management



**3 ERA STREET, M33 3AH**  
**£315,000**

2 1 2



## DESCRIPTION

A CHARMING AND BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM MID-TERRACE, OCCUPYING A SOUGHT-AFTER POSITION ON ERA STREET, ONE OF THE LAST REMAINING COBBLED STREETS IN THE SALE AREA.

This attractive home enjoys a truly privileged location, tucked away just moments from the very heart of Sale Town Centre. A wealth of amenities are quite literally on the doorstep, including the Metrolink Network, major retailers such as Marks & Spencer, and the newly developed Stanley Square – a vibrant hub renowned for its independent shops, bars and restaurants.

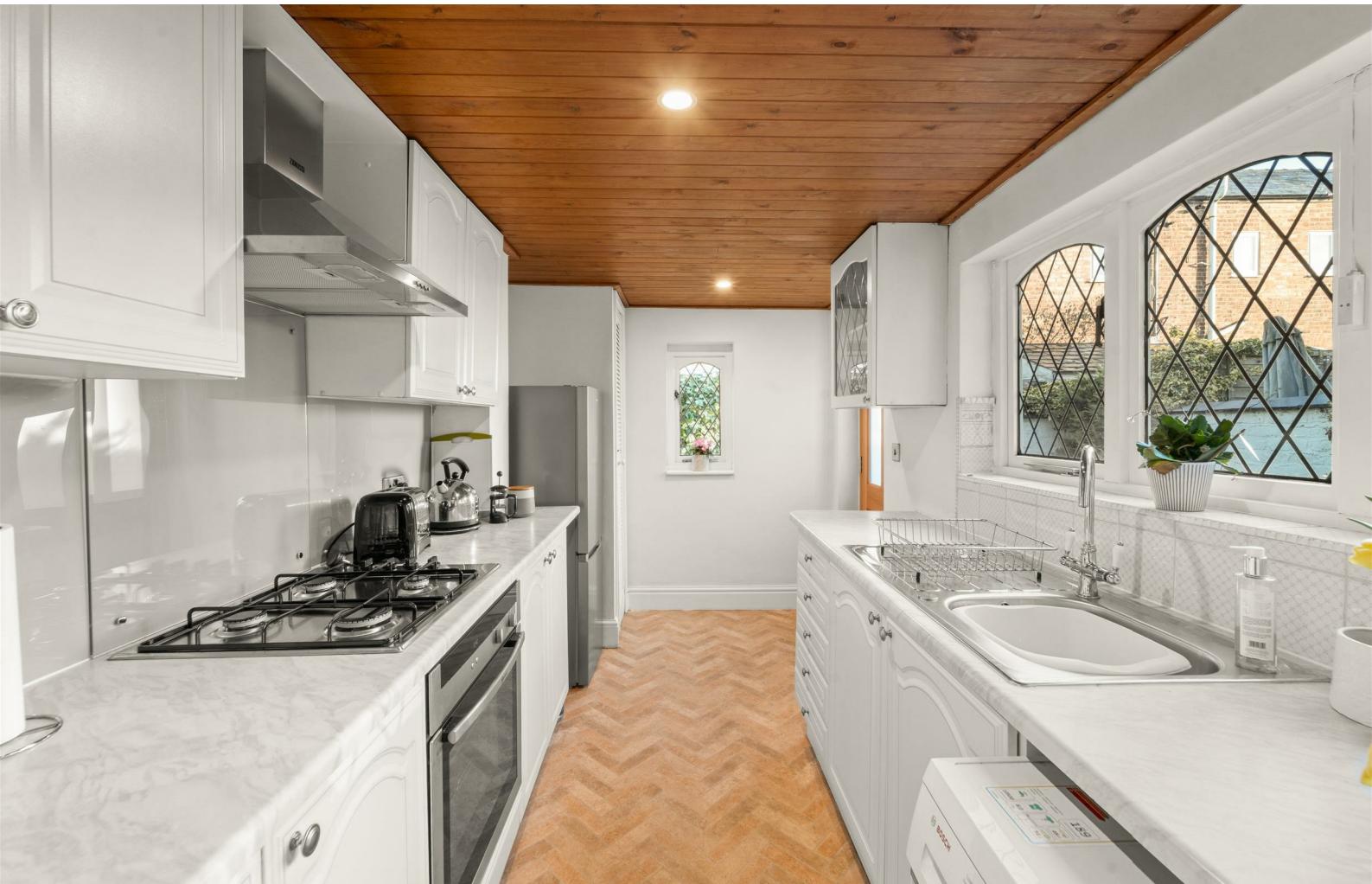
The well-balanced and thoughtfully arranged accommodation briefly comprises: a welcoming entrance hallway which opens into a separate dining area, a comfortable lounge featuring an attractive fireplace, and a good-sized kitchen to the rear providing access to the courtyard garden. To the first floor there are two well-proportioned double bedrooms, complemented by a beautifully appointed shower room complete with underfloor heating.

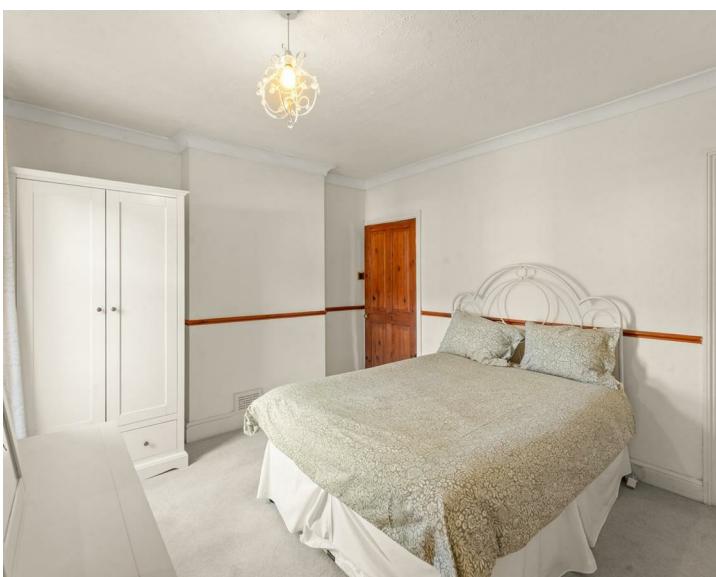
Externally, the property benefits from a charming rear courtyard garden which retains its original brick wall enclosure, offering a private and characterful outdoor space ideal for relaxing or entertaining.

An excellent opportunity to acquire a character home in one of Sale's most convenient and desirable locations.

## KEY FEATURES

- Charming two double bedroom mid-terrace
- Situated just moments from Sale Town Centre
- Beautifully appointed shower room
- Two double bedrooms
- One of Sale's last remaining cobbled streets
- Two separate reception rooms
- Spacious kitchen with access to the rear
- Enclosed rear courtyard garden



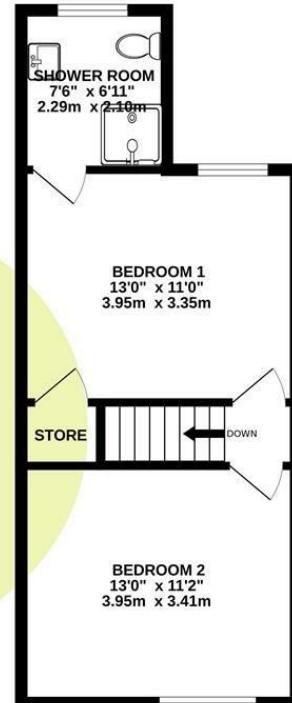
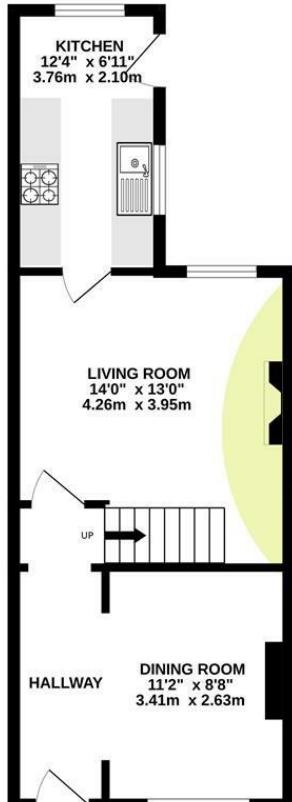


# FLOOR PLANS



GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.8 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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.