



Thorn Grove, Sale  
£495,000



**HIBBERT**  
HOMES

**SALES & LETTINGS**

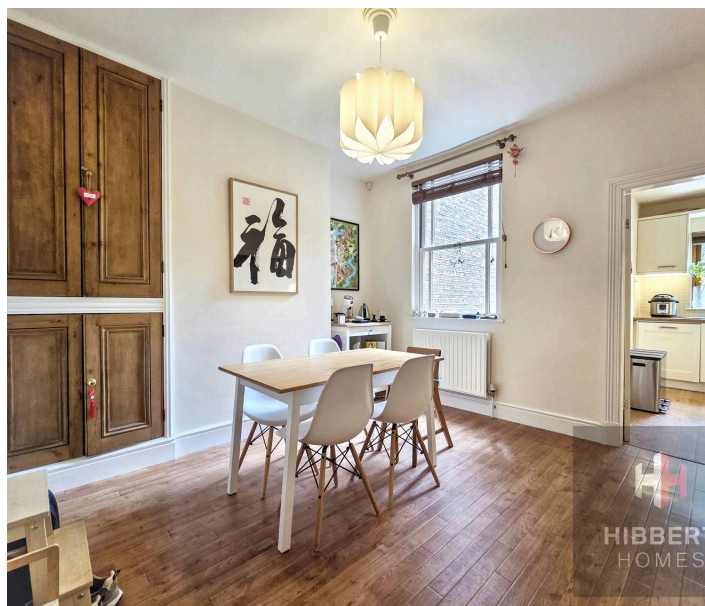
This beautiful early twentieth century terraced house is beautifully presented and boasts bright, spacious accommodation set over four storeys.

Situated in an enviable position at the heart of Sale Town Centre, the property enjoys easy access on foot to all local amenities, with Sale's fantastic range of shops, bars and restaurants lying within a short stroll. Also just around the corner is Sale Metrolink station, perfect for commuting or weekend outings. The property lies within easy reach of Springfield Primary School, Sale Grammar School, and other highly-rated schools.

The property itself offers great space, with a layout lending itself to fantastic flexibility, making the home ideal for a range of family setups. The traditional ground floor provides a beautiful living room, dining room and separate kitchen, whilst the lower ground floor boasts a bright sitting room (with patio doors opening to the rear courtyard) and further playroom/office - either of which could be purposed as further bedrooms. The lower ground floor also benefits from a modern shower room, and a storage/utility room.

To the first floor are two bright double bedrooms and a family bathroom, and stairs leading to the top floor comprising another bedroom or office with eaves storage.

The property enjoys a beautiful approach via a front courtyard garden, with stone steps leading to the front door. To the rear is a gorgeous enclosed courtyard garden, offering space and privacy - the perfect spot for al fresco dining.





## 15 Thorn Grove

Sale

- NO ONWARDS CHAIN
- Beautiful period terraced house
- Situated at the heart of Sale Town Centre
- Accommodation over four storeys
- Ample living space giving great flexibility
- Three double bedrooms
- Beautiful enclosed courtyard garden
- On-street permit parking
- Short walk to all local amenities and Sale Metrolink

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

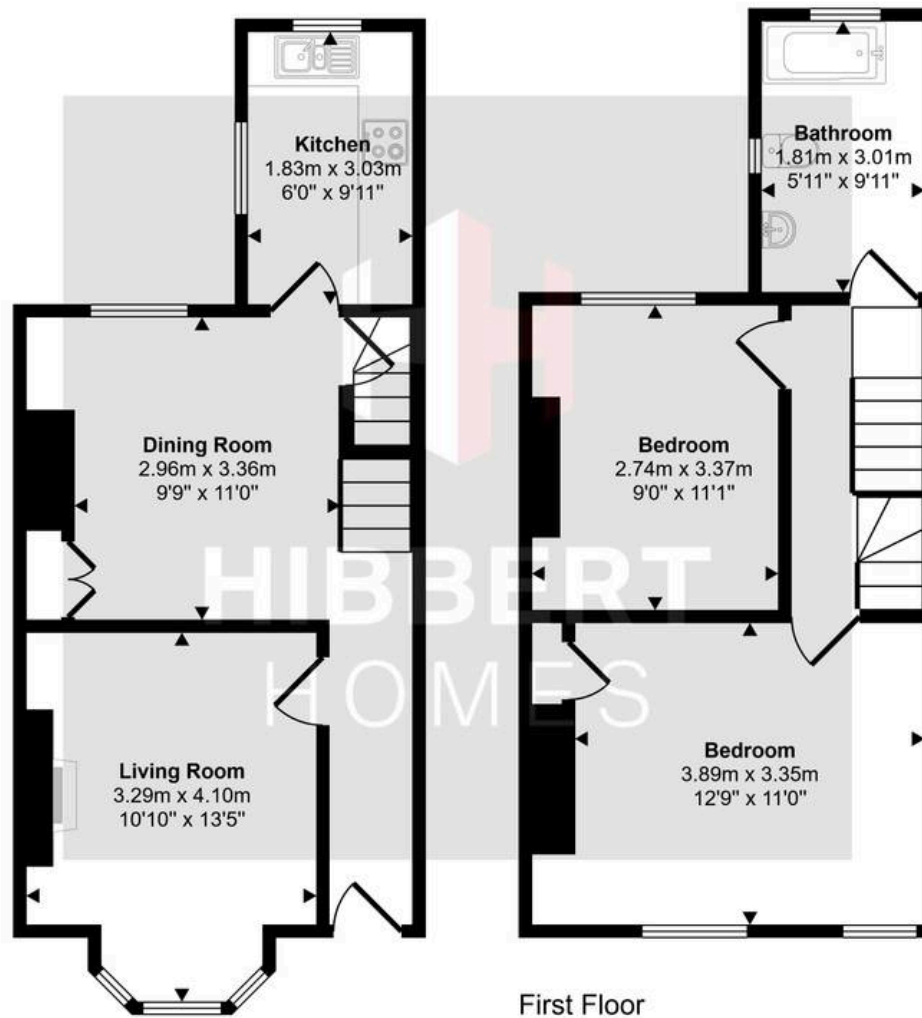
EPC Environmental Impact Rating: D



Approx Gross Internal Area  
127 sq m / 1369 sq ft

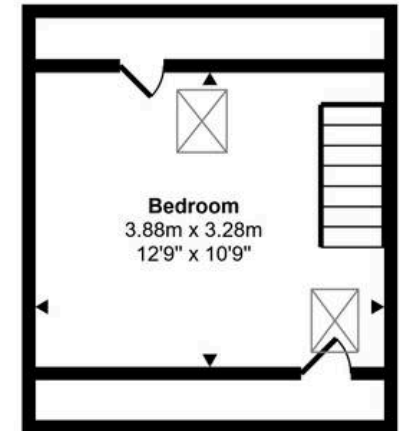


Lower Ground Floor  
Approx 37 sq m / 402 sq ft



Ground Floor  
Approx 37 sq m / 394 sq ft

First Floor  
Approx 36 sq m / 386 sq ft



Second Floor  
Approx 17 sq m / 187 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.

