



20 Hyde Grove, Sale

Sale

£280,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



20 Hyde Grove

Sale

A charming, traditional two bedroom terraced situated within convenient reach of Sale Town Centre and Bridgewater Canal. Close to renowned local schools, supermarkets, Sale's fashionable restaurants and scenic walks, this property is located in a highly sought after area, ideal for a range of buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Central cul-de-sac location
- Moments from Stanley Square and Sale Town Centre
- Period Mid Terrace Residence
- 2 Bedrooms and upstairs bathroom
- Dining Kitchen & Separate Living Room
- Good size rear courtyard garden with outside lighting
- Outbuilding with water & electric
- Bridgewater canal just around the corner for beautiful scenic walks and office breaks
- Both Sale & Brooklands Metrolink a short stroll away



20 Hyde Grove

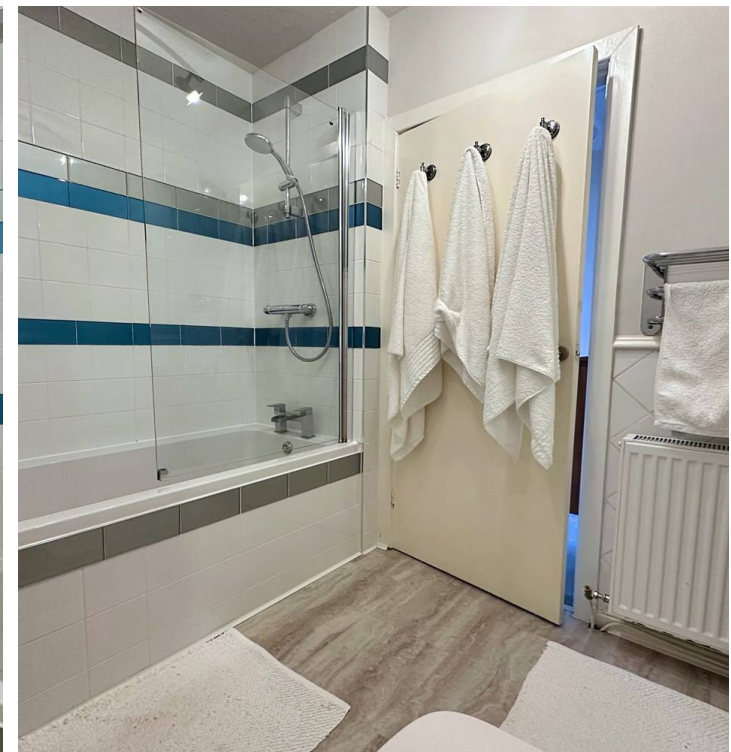
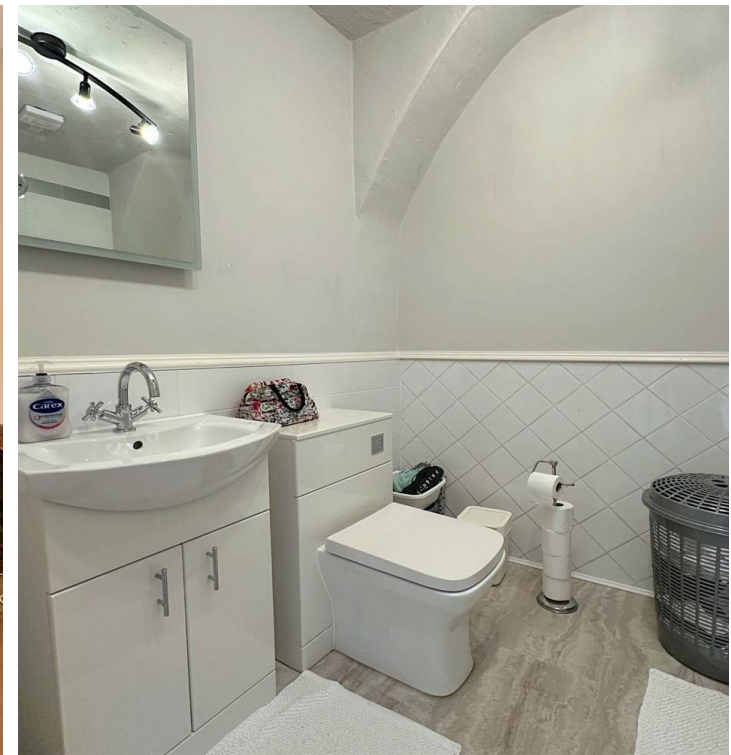
Sale

Located on the ever popular Hyde Grove in Sale, this charming terraced house offers a wonderful opportunity for a new homeowner to make it their own. This property is ideal for those seeking a comfortable and convenient living space, boasting traditional features, including high ceilings and a feature fireplace.

In brief, the property comprises; an entrance porch opening to the bright and spacious living room, a separate dining kitchen fitted with base and eye level units and a door leading to the rear courtyard. To the first floor there are two bedrooms and a main bathroom with three piece suite.

Nestled in a peaceful cul-de-sac location, the property features a good-sized rear courtyard, perfect for outdoor relaxation or entertaining guests, plus an outbuilding, with water and electric, providing ample storage space.

Situated within easy reach of Sale Town Centre, residents can enjoy the convenience of nearby amenities, renowned local schools and beautiful scenic walks along the Bridgewater Canal. With excellent transport links including Sale and Brooklands Metrolink stations, commuting is made simple.





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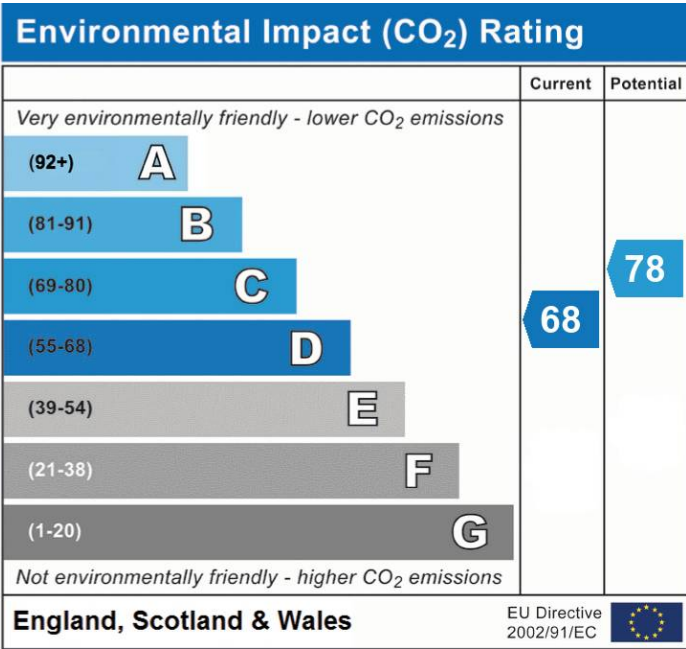
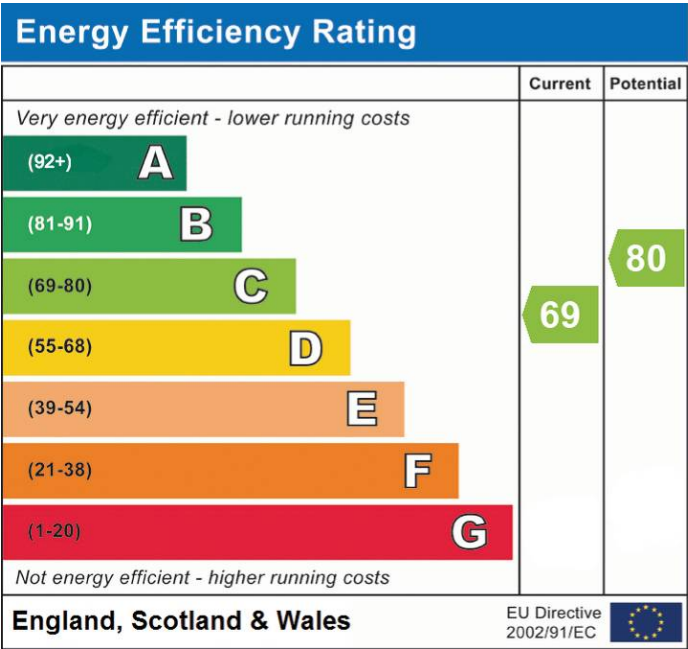
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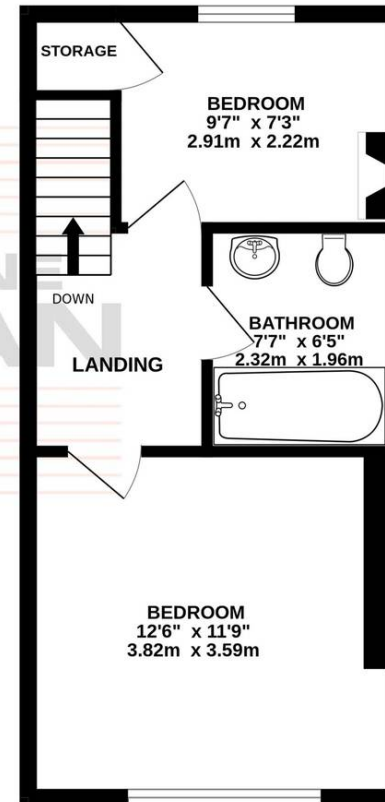
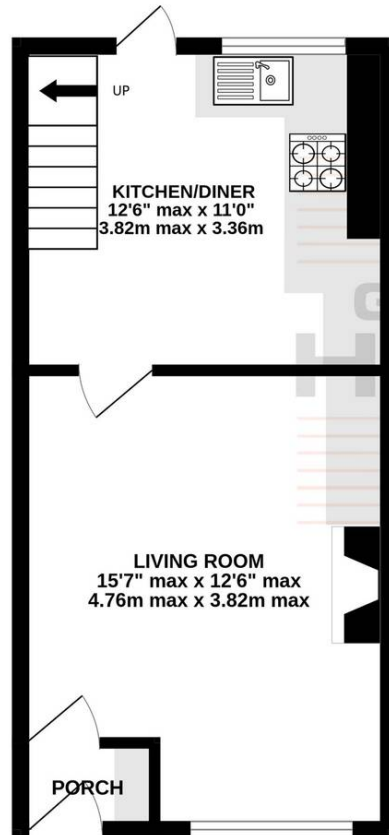
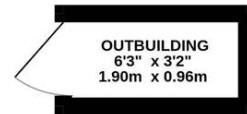
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GROUND FLOOR
341 sq.ft. (31.6 sq.m.) approx.

1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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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