



Brighton Grove, Sale, M33

Offers Over: £290,000

Freehold

Brighton Grove, Sale, M33

Situated in the heart of Sale Town Centre is this well presented TWO bedroom Victorian Terrace home. An ideal purchase for first time buyers, buy to let investors or professional couples alike with an abundance of amenities on its door step.

The property is set over two floors and offers beautifully presented accommodation throughout. The ground floor is open plan and offers a great space for relaxing, entertaining and cooking up culinary delights. With a modern fitted kitchen to the rear of the ground floor furnished with a breakfast bar this area is really well thought out seamlessly flowing into the dining/living area which provides ample room for both living and dining room furniture.

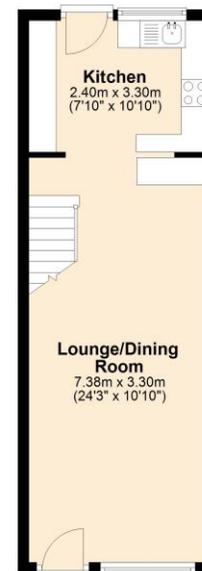
The first floor is home to TWO bedrooms and a modern fitted three piece bathroom suite.

Externally there is a courtyard to the rear which provides a private quiet area to relax. There is also permit parking to the front of the property.

Brighton Grove is within walking distance to Sale Town Centre and its multitude of amenities including the Metrolink, restaurants, boutiques, shops and cafes. The property is also close to Sale's Green spaces such as the River Mersey, Canal and several parks.

- Freehold
- EPC Grade C
- Council Tax Band B

Ground Floor
Approx. 32.6 sq. metres (350.9 sq. feet)



First Floor
Approx. 24.1 sq. metres (259.9 sq. feet)



Total area: approx. 56.7 sq. metres (610.8 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.