ASHWORTH HOLME
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31 WOLSELEY ROAD, M33 7AT
£315,000

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DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM VICTORIAN MID-TERRACE HOME, BURSTING WITH PERIOD CHARACTER AND PERFECTLY POSITIONED WITHIN EASY WALKING DISTANCE OF SALE TOWN CENTRE AND DANE ROAD METROLINK.

The property has been sympathetically updated whilst retaining an impressive collection of original features, creating a home that feels both characterful and comfortable. Highlights include original joinery and tongue-and-groove panelling, stripped and varnished floorboards and a beautiful reclaimed front door with stained glass, complemented by sympathetic modern additions including sash-style uPVC windows, a wood-burning stove to the front living room and a large aluminium patio door giving access to the rear garden.

The current owner has also invested significantly in the property, including a full re-wire and the installation of a modern Worcester combination boiler. The accommodation offers two separate reception rooms, a fitted kitchen, ground-floor shower room and two generous double bedrooms, with the overall presentation making this a particularly attractive and ready-to-move-into period home.

Externally, there is a larger-than-average, low-maintenance rear garden providing an excellent space for outdoor dining and entertaining during the warmer months.

The location is a real strength, with Sale Town Centre, its shops, bars and restaurants all within easy reach, while Dane Road Metrolink is just moments away. Junction 7 of the M60 is also close by, providing excellent access across the wider motorway network and into Manchester City Centre.

KEY FEATURES

- Beautifully presented Victorian terrace
- Bursting with period character
- Wood-burning stove
- Larger-than-average rear garden
- Large aluminium patio door and skylight
- Two generous double bedrooms
- Two separate reception rooms
- Full re-wire and modern Worcester boiler
- Moments from Dane Road Metrolink
- Freehold

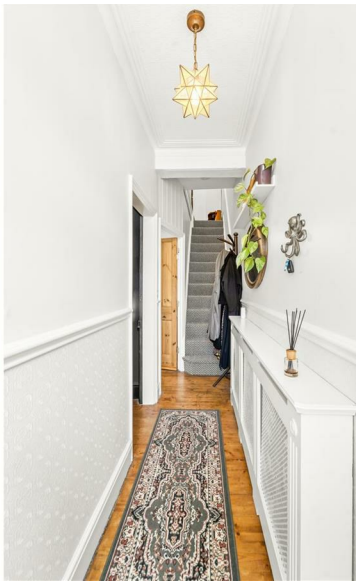












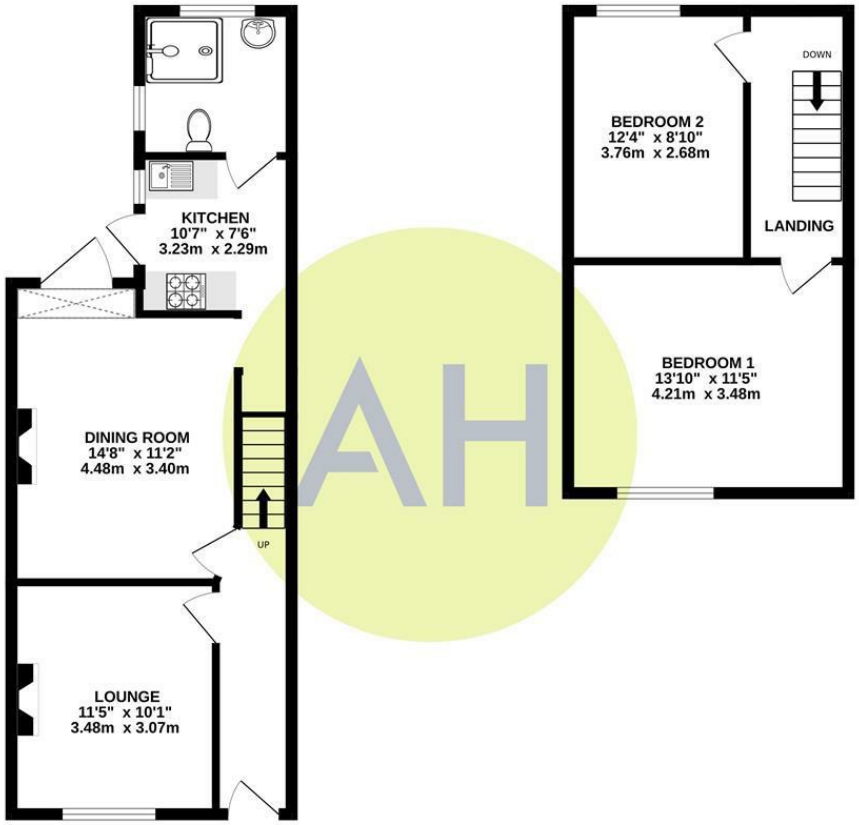




FLOOR PLANS

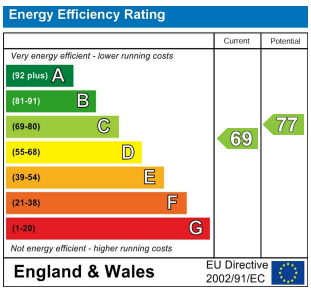
GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.

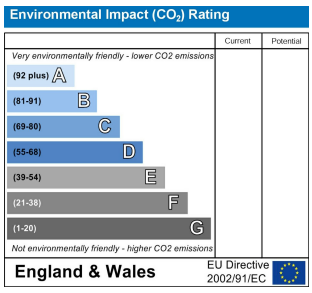
1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 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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DPS