



P Mon - Fri
9 am - 5 pm
Permit holders **V**
or
2 hours
No return
within 2 hours

FOR SALE
HIBBERT HOMES
0161 872 8888

Albion Street, Sale
Offers Over **£325,000**



**HIBBERT
HOMES**

SALES & LETTINGS

Albion Street

Sale

This charming mid-terraced property is a quintessential example of its type in Sale Town Centre. The property is well-presented and now presents an opportunity for some modernisation and improvement throughout. Situated in a fantastic spot on a quiet cul-de-sac of similar terraced homes, the property sits within a short stroll of Sale Town Centre and all its local amenities, including its shops, bars and restaurants. Also in easy reach are superb outdoor spaces, with access to Bridgewater Canal just around the corner, leading to Walton Park and beyond.

The property itself offers generous, bright space, welcoming with an entrance hall leading to two good-sized reception rooms, a separate kitchen, three great bedrooms and a large bathroom. The living space is a great feature of the property, and the three bedrooms allow for superb flexibility for family or home working setups.

Approached via a front courtyard garden, the property enjoys and forms part of a pleasant street scene. To the rear is an enclosed courtyard garden perfect for outdoor dining and entertaining.





Albion Street

Sale

- Charming mid-terraced house
- Two good reception rooms
- Separate, modern kitchen
- Three bedrooms
- Modern bathroom
- Private rear courtyard
- Short walk to Sale Town Centre and all local amenities
- Ample on-street parking

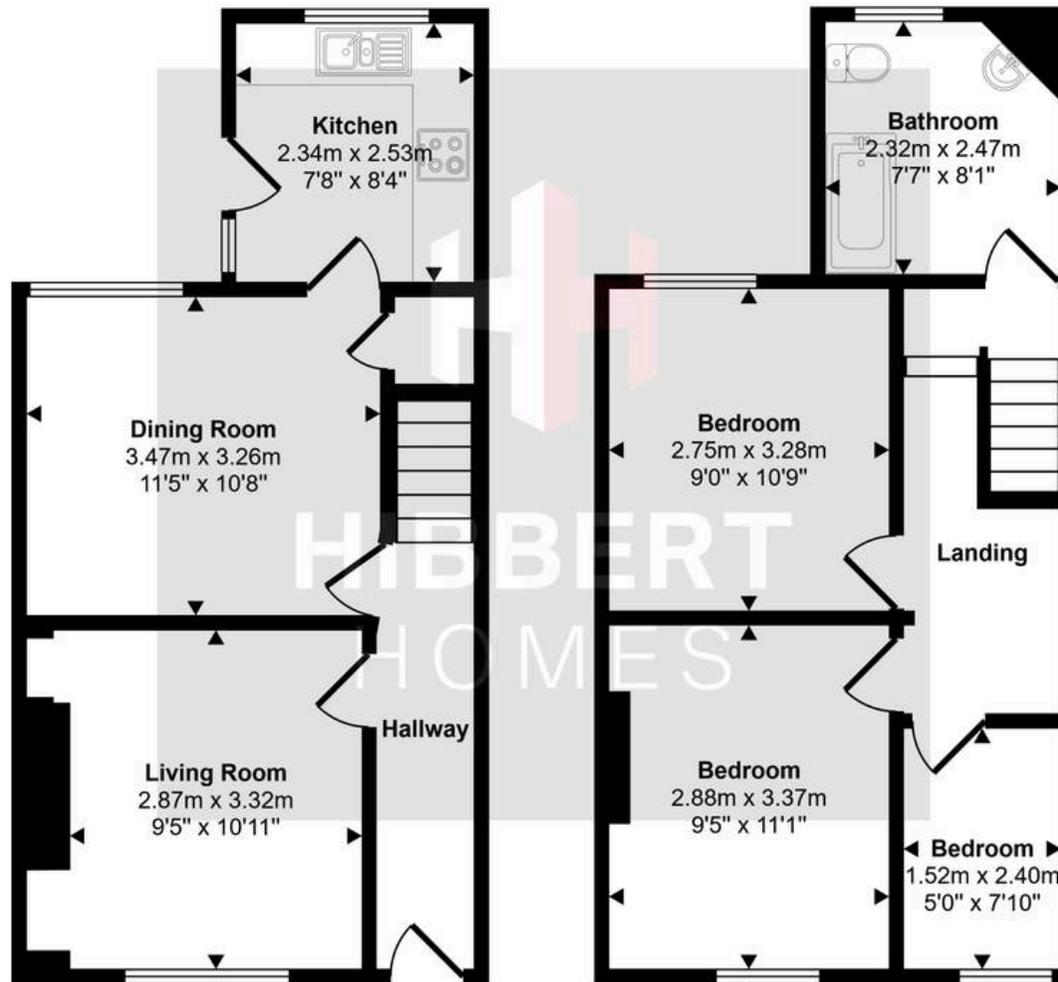
Council Tax band: B

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approx Gross Internal Area
72 sq m / 779 sq ft



Ground Floor
Approx 36 sq m / 384 sq ft

First Floor
Approx 37 sq m / 395 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.

