ASHWORTH HOLME
Sales · Lettings · Property Management



24 ROEBUCK LANE, M33 7SQ
£385,000

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DESCRIPTION

A MODERN THREE BEDROOM MID TERRACE PROPERTY BUILT BY LOVELL HOMES IN 2011, OFFERING APPROXIMATELY 900 SQ FT OF WELL PROPORTIONED ACCOMMODATION, A GOOD SIZED REAR GARDEN AND OFF ROAD PARKING, PERFECTLY POSITIONED WITHIN EASY WALKING DISTANCE OF SALE TOWN CENTRE AND THE METROLINK.

This superb modern home provides an excellent alternative to the traditional period terrace, combining generous living space with improved energy efficiency, lower maintenance requirements and a highly convenient location.

The property is situated within easy reach of Sale Town Centre and its excellent range of shops, cafés, bars and restaurants, while the Metrolink network is approximately a ten minute walk away, providing straightforward access into Manchester City Centre. The property is also conveniently placed for a number of highly regarded local schools, including Springfield Primary School.

In brief the accommodation comprises: A welcoming entrance hallway with useful storage and downstairs WC, a fitted kitchen positioned to the front of the property and a spacious lounge/dining room to the rear with double doors opening directly onto the garden. To the first floor there are three bedrooms together with a modern family bathroom fitted with a white suite. Externally, the property benefits from a good sized enclosed rear garden with an initial paved patio area leading onto a lawn, providing an excellent space for outdoor seating, entertaining and family use. Gated access to the rear also opens to provide off road parking. NO ONWARD CHAIN.

KEY FEATURES

- Three bedroom modern mid terrace property
- Approximately 900 sq ft of accommodation
- Useful downstairs WC and storage
- Off road parking to the rear
- Built by Lovell Homes in 2011
- Spacious open plan lounge/dining room
- Good sized enclosed rear garden
- No onward chain and close to Sale Town Centre

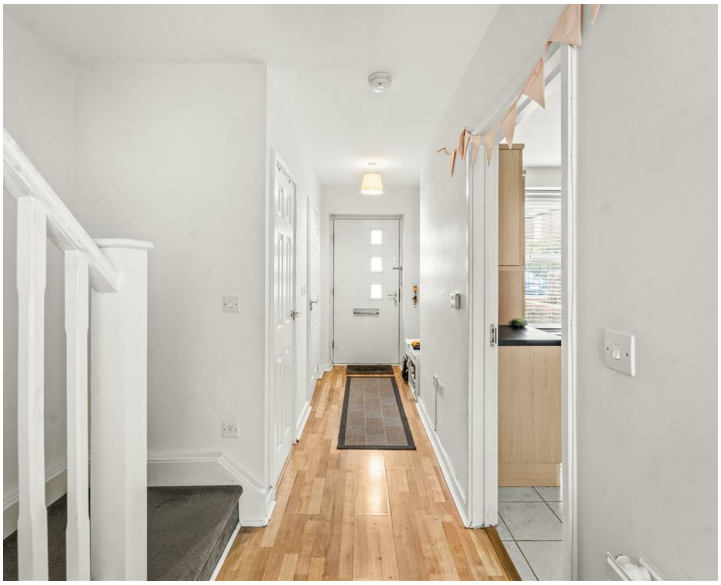










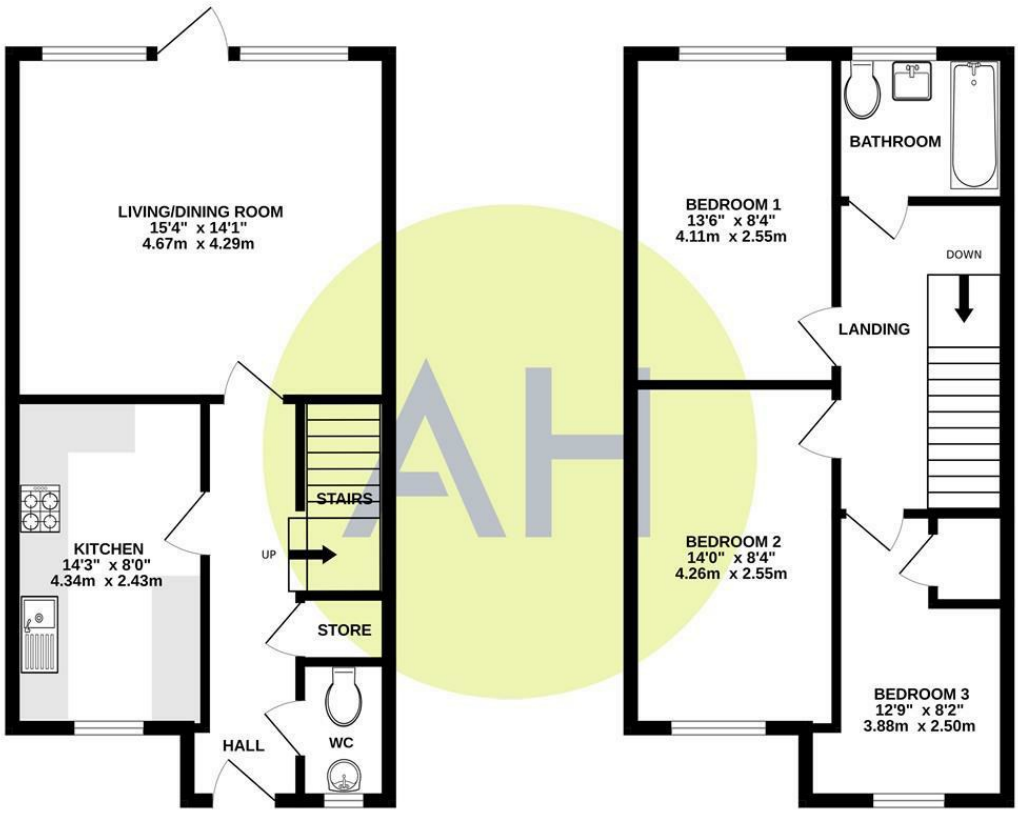




FLOOR PLANS

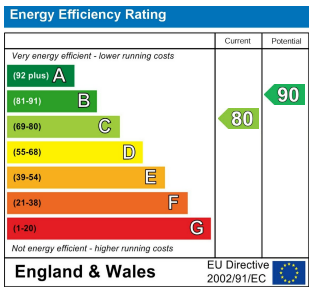
GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.

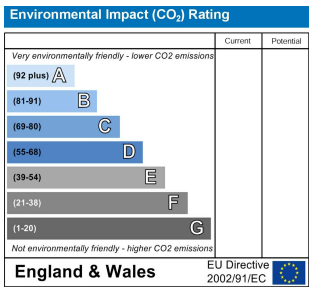
1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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CMP Client Money Protect
DPS