ASHWORTH HOLME
Sales · Lettings · Property Management

45 HARLEY ROAD, M33 7EP
£350,000

2 1 2

DESCRIPTION

A WELL PRESENTED TWO DOUBLE BEDROOM END TERRACE, EXTENDED TO THE GROUND FLOOR TO CREATE A GENEROUS AND VERSATILE LIVING SPACE, FEATURING AN IMPRESSIVE OPEN PLAN DINING KITCHEN.

Situated on the ever-popular Harley Road, just a short distance from Sale Town Centre, these attractive homes are consistently in high demand from a wide range of purchasers, including first-time buyers and buy-to-let investors alike. Values on Harley Road have shown steady and reliable growth over the years, further underpinning the appeal of this fantastic location.

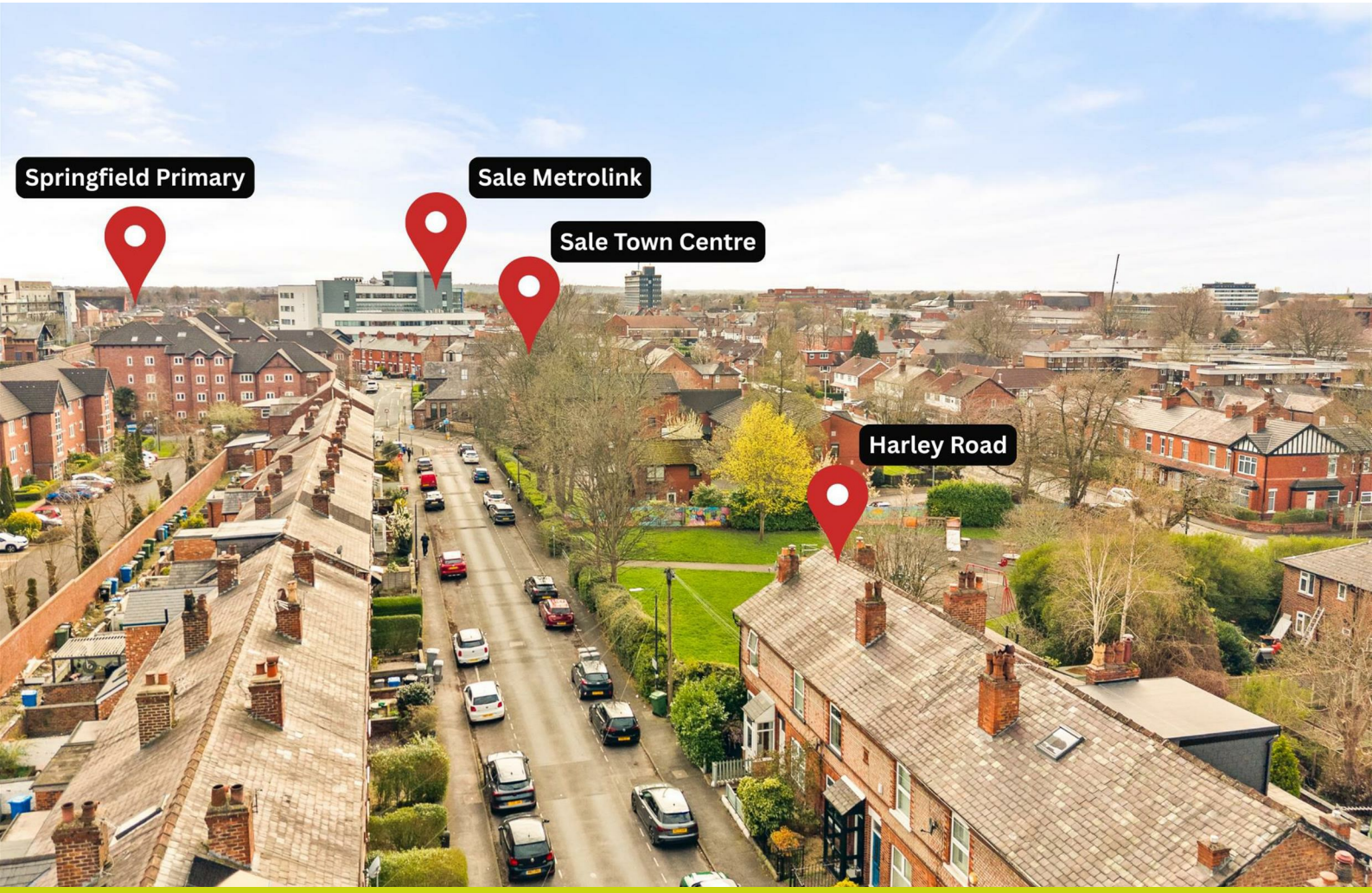
The property has been extended to the ground floor to create a superb open plan layout, ideal for modern day living, additionally it also falls within the catchment area for highly regarded schools. Including Springfield Primary School and St Joseph's Catholic Primary School, making it an excellent choice for a range of buyers.

In brief, the accommodation comprises: entrance porch, living room with wood burning stove, a spacious dining room also featuring a wood burning stove, opening into a fitted kitchen with double doors leading out to the rear garden. To the first floor there are two well-proportioned double bedrooms and a family bathroom fitted with a four-piece suite including a freestanding bath. Externally, the property benefits from a landscaped rear garden with raised flower beds, a decked seating area and the original brick wall enclosure adding character. To the front there are further gardens with established shrubbery providing a good degree of privacy.

Viewing is highly recommended. NO ONWARD CHAIN.

KEY FEATURES

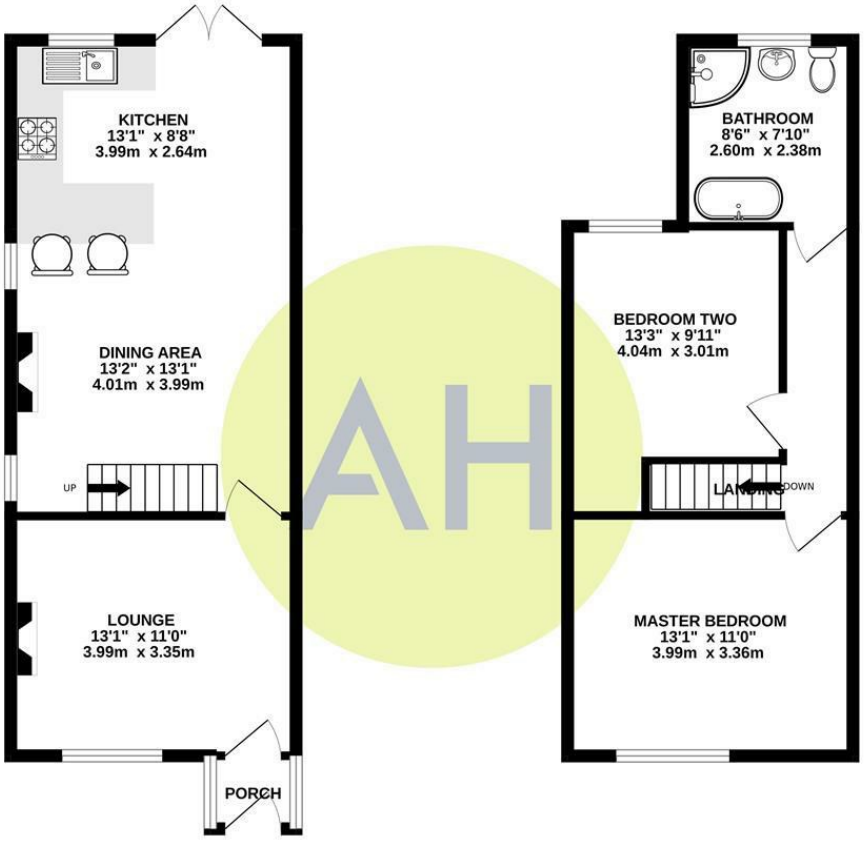
- Two double bedroom end terrace property
- Extended to create open plan dining kitchen
- Separate living room to the front
- Upstairs bathroom with four-piece suite
- Landscaped rear garden
- Highly sought after Harley Road location
- Breakfast bar within kitchen area
- Attractive brick elevations with strong kerb appeal
- Wood burning stoves to living and dining rooms
- NO CHAIN/FREEHOLD



FLOOR PLANS

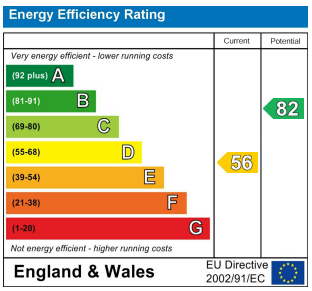
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

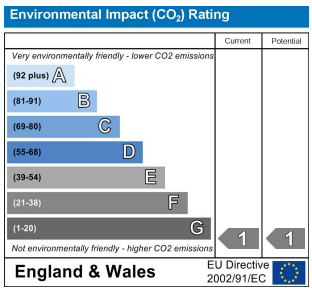
1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.2 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.
Made with Metropix ©2026





ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 **E** INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.