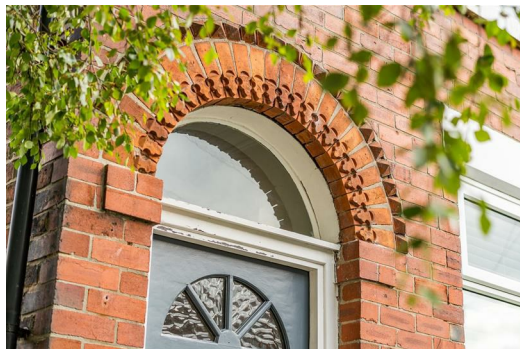
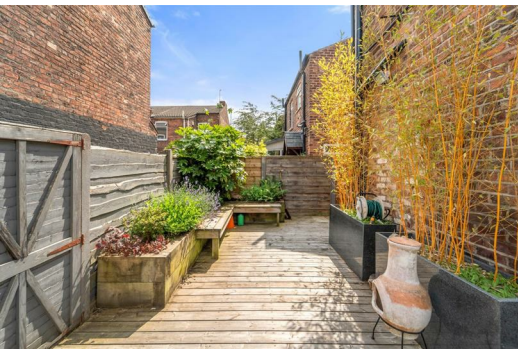




ASHWORTH HOLME
Sales · Lettings · Property Management



12 ALBION GROVE, M33 7TJ
£335,000



DESCRIPTION

****BEST & FINAL OFFERS TO BE SUBMITTED IN WRITING TOGETHER WITH PROOF OF FUNDING BY 4PM ON WEDNESDAY 25TH JUNE****

WITH OVER 830 SQ FT OF WELL-APPOINTED LIVING SPACE, THIS STYLISH VICTORIAN TERRACE SITS IN A PRIME AND HIGHLY SOUGHT AFTER POSITION CLOSE TO BOTH SALE TOWN CENTRE AND THE BRIDGWATER CANAL.

Tucked away on a quiet residential street, the property offers the perfect balance of character, space, and location. Just a short stroll from the picturesque Bridgewater Canal and only minutes from Sale Town Centre, you'll have shops, cafés, restaurants, and transport links all within easy reach.

Families will appreciate being within half a mile of two Ofsted 'Outstanding' primary schools, while the highly regarded Sale Grammar School is also nearby. Commuters benefit from excellent connections, with both Sale Metrolink stations just 0.5 miles away, offering quick access into Manchester and beyond. Residents' permit parking is available on the street, ensuring convenience for both homeowners and visitors.

Inside, you're welcomed by a bright and inviting entrance hallway. The front reception room enjoys a pleasant outlook to the front aspect, while the rear reception room is open plan to the kitchen, creating a fantastic sociable space. This area also features a wood-burning stove and double doors leading out to a larger-than-average rear garden, ideal for entertaining or relaxing. Upstairs, there are two generously sized double bedrooms and a stylish bathroom, all presented in excellent condition throughout.

KEY FEATURES

- Over 800 sq ft of beautifully presented living space
- Dining area with wood-burning stove
- Open plan living/dining kitchen
- A short walk to Sale Town Centre and the Metrolink
- Two spacious reception rooms
- Double doors opening onto the rear garden
- Two generous bedrooms and a stylish bathroom
- Close to outstanding local schools







GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.5 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 62025

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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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.