ASHWORTH HOLME
Sales · Lettings · Property Management



£475,000

DESCRIPTION

19 CRAVEN TERRACE
M33 3GA

£475,000

AN ABSOLUTELY CHARMING AND HIGHLY ATTRACTIVE TWO DOUBLE BEDROOM BAY-FRONTED VICTORIAN TERRACE, OOZING CHARACTER AND PERIOD DETAIL, WITH A WONDERFUL EXTENDED OPEN PLAN LIVING/DINING KITCHEN AND A SERIOUSLY IMPRESSIVE REAR GARDEN, ALL TUCKED AWAY WITHIN THE LITTLE-KNOWN AND EXTREMELY QUIET CRAVEN TERRACE, JUST MOMENTS FROM SALE TOWN CENTRE.

This is a genuinely special period home which perfectly combines original Victorian character with thoughtful modern improvements. The property retains a wealth of beautiful features, including exposed original floorboards, ceiling coving and original wooden shutters, while the front reception room is centred around a stunning open fire which gives the room enormous charm.

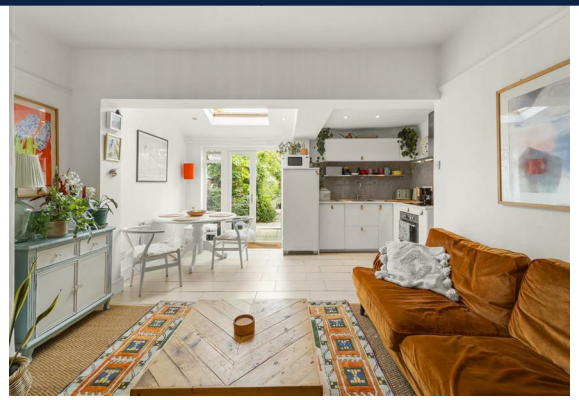
To the rear, the house has been extended to create a superb light and bright open plan living/dining kitchen, ideal for modern-day living and entertaining. The space incorporates a stylish fitted kitchen, a wood-burning stove and doors opening directly onto the rear garden. Accessed externally is a useful utility room.

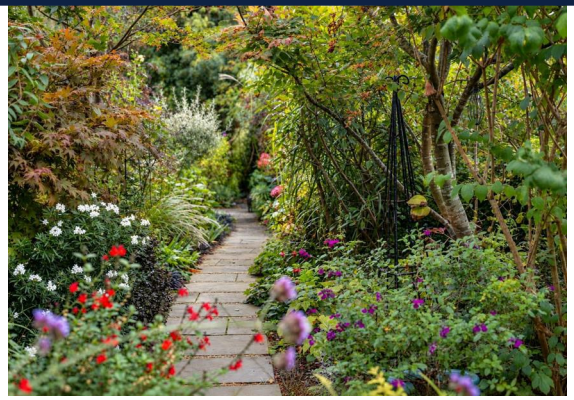
The garden is undoubtedly one of the property's standout features and is quite exceptional for a home of this type. Substantial in size and clearly created with enormous care over many years, it is beautifully stocked with mature shrubs, planting and colourful flowering displays, together with a decked seating area positioned towards the rear. It creates a wonderfully private oasis in the heart of Sale and is a real rarity so close to the town centre.

To the first floor are two well-proportioned double bedrooms and a bathroom.

The setting is another huge attraction. Craven Terrace is an extremely quiet and tucked-away position made up of attractive period homes, yet sits only a few moments' walk from Sale Town Centre, the Metrolink and its excellent selection of shops, cafés, restaurants and amenities.

A unique and beautifully presented character home in a location where properties rarely become available.







KEY FEATURES

- Charming Bay-Fronted Victorian Terrace
- Two Double Bedrooms
- Beautiful Period Features Throughout
- Extended Open Plan Living/Dining Kitchen
- Open Fire & Wood-Burning Stove
- Exceptional, Substantial Rear Garden
- Quiet & Highly Sought-After Craven Terrace
- Moments from Sale Town Centre & Metrolink









KEY FEATURES



A beautifully characterful two double bedroom Victorian terrace, tucked away within the charming and rarely available Craven Terrace just moments from Sale Town Centre. The property blends original period detail with a superb extended open plan living/dining kitchen, while the exceptional, beautifully established rear garden creates a genuine oasis in the heart of Sale.

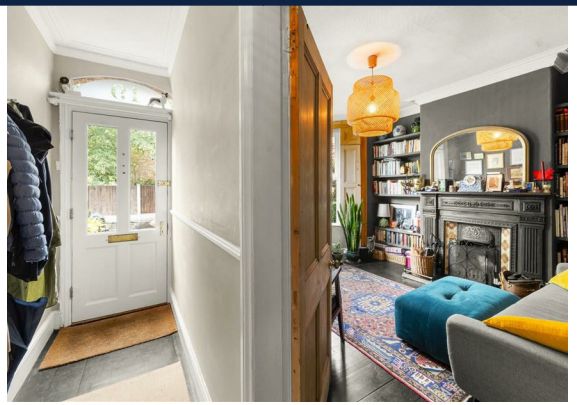


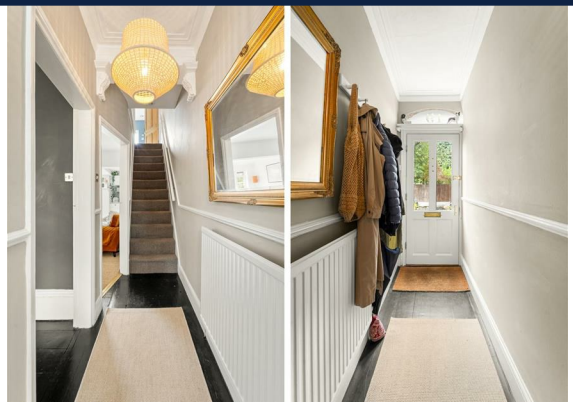




DIMENSIONS

SEE FLOOR PLAN FOR DIMENSIONS



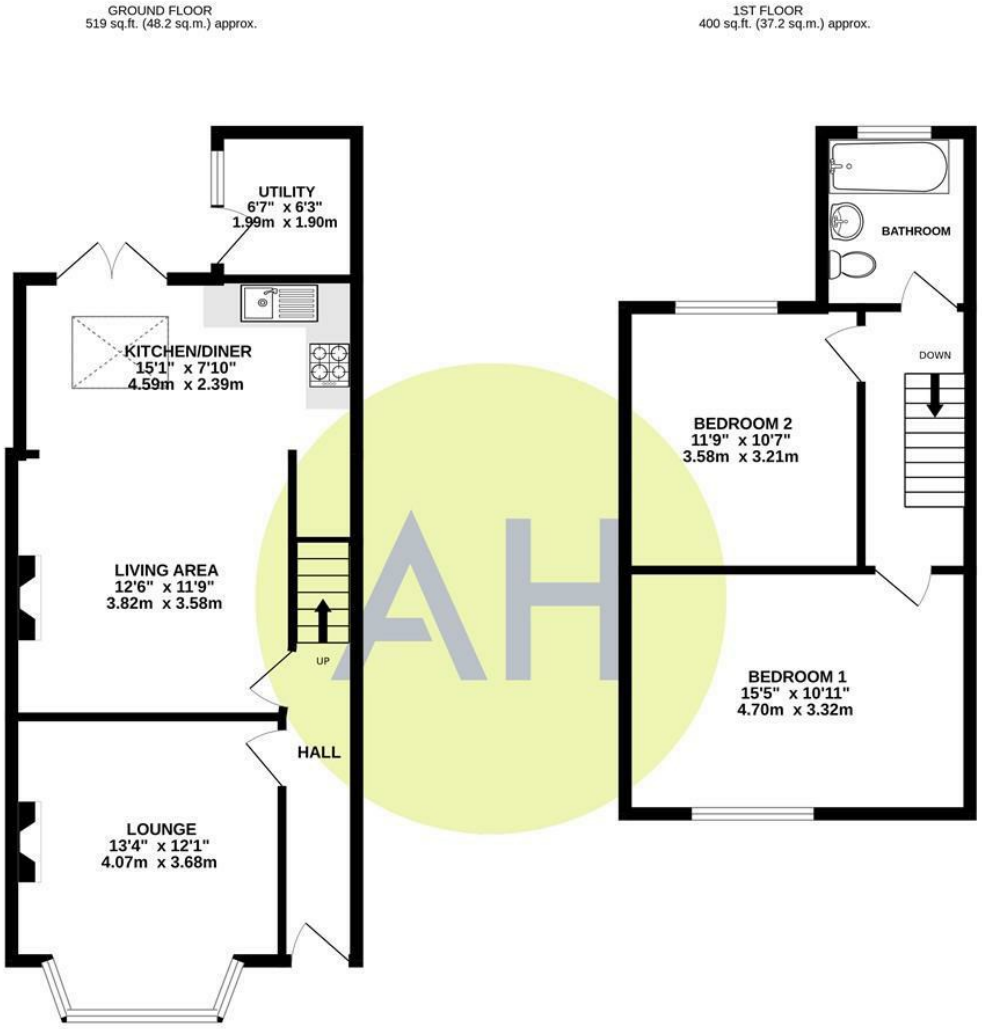




LOCATION

Sale is a vibrant and highly sought-after town, offering an excellent selection of local shops and amenities, with Tesco, Sainsbury's and M&S Food all well represented. The recently redeveloped Stanley Square has become a real focal point for the town, hosting a superb range of independent shops, bars and restaurants, complemented by many additional cafés and eateries within easy walking distance. The town is well served by the Sale Metrolink, providing direct access to Manchester City Centre, Altrincham and destinations further afield. The M60 Manchester orbital motorway also runs conveniently along the northern boundary of the town, offering easy access to the wider North West motorway network. The Trafford Centre, home to Selfridges, John Lewis, Marks & Spencer and a wealth of additional retail outlets, together with a multiplex cinema complex, is within easy reach. Manchester City Centre offers a wide range of cultural, leisure and specialist shopping facilities, while Manchester International Airport provides excellent worldwide connections. Trafford MBC is well regarded for its high standard of education, with several excellent schools located nearby.

FLOOR PLANS



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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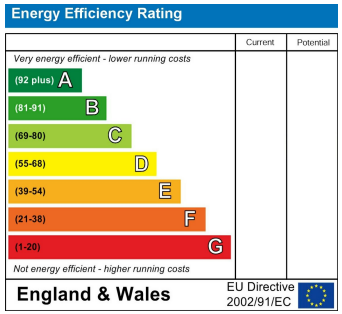

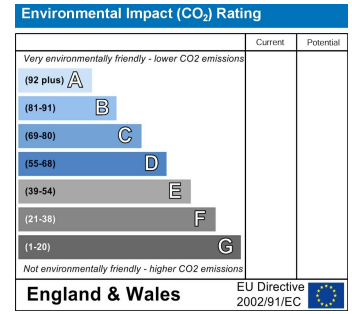

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