



**South Grove, Sale**  
Offers in Region of £325,000



**HIBBERT  
HOMES**

**SALES & LETTINGS**



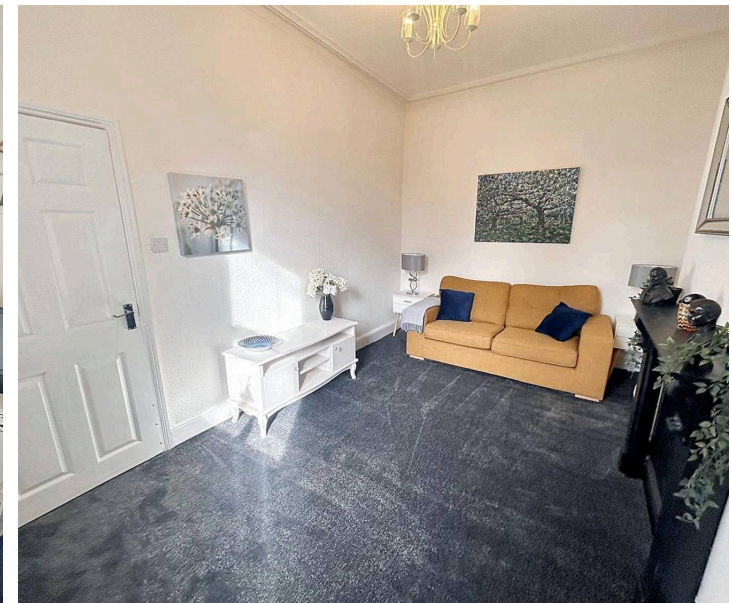
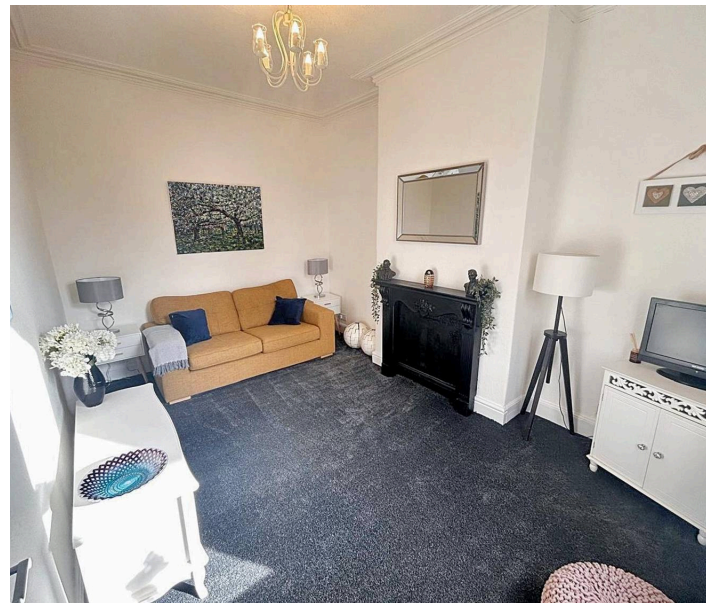
# South Grove

## Sale

This double fronted end terrace house presents an excellent opportunity for those looking for their dream home. The property has been modernised by the current owners, The location is particularly advantageous, as it is conveniently situated close to Sale town centre, offering a variety of shops, restaurants, and amenities. Additionally, local schools are within easy reach. The metro link is within walking distance allowing for easy access to and from the City Centre.

The property comprises; Entrance hall, living room, kitchen/dining room. The first floor has two double bedrooms and a bathroom. The property also comes with cellars which creates potential for more living space.

The property is ideal for a first time buyers, couples or professionals. The property is also an ideal investment opportunity. A viewing is highly recommended.







## South Grove

Sale

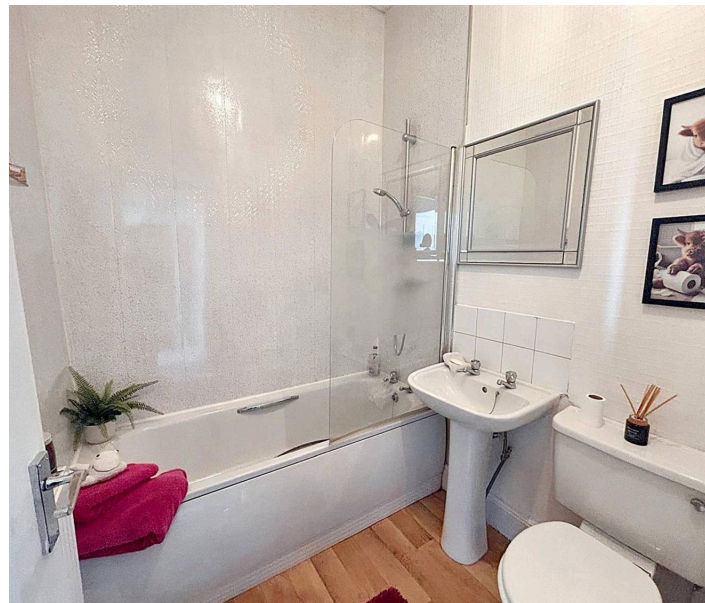
Council Tax band: C

Tenure: Freehold

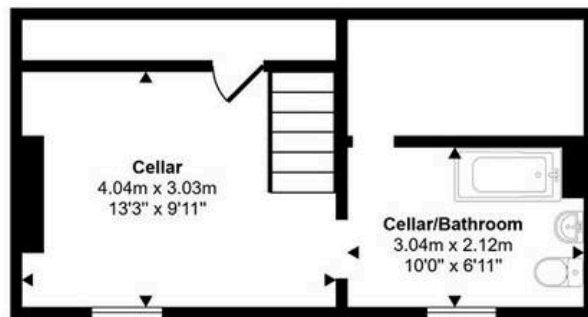
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

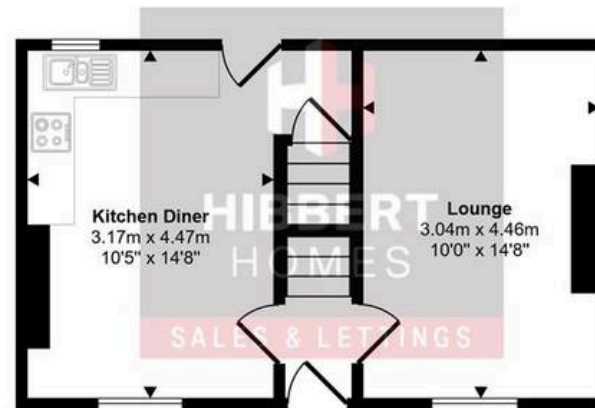
- NO ONWARDS CHAIN
- Doubled fronted Victorian terrace
- Two double bedrooms
- New Boiler Fitted
- Great cellar space
- Short walk to Sale Town Centre
- Short walk to either Brooklands or Sale Metrolink stations
- Proximity to fantastic local primary and high schools



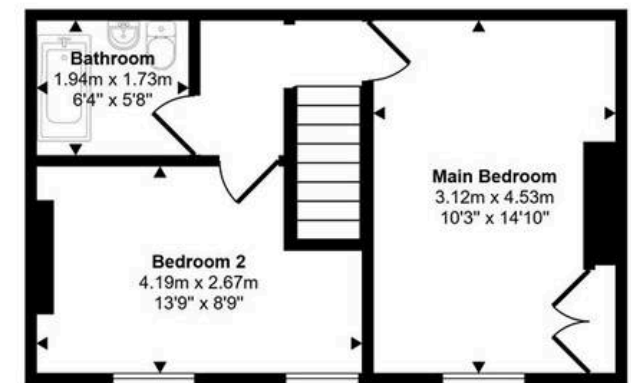
Approx Gross Internal Area  
94 sq m / 1007 sq ft



Lower Ground Floor  
Approx 27 sq m / 290 sq ft



Ground Floor  
Approx 33 sq m / 353 sq ft



First Floor  
Approx 34 sq m / 364 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.

