



Albion Grove, Sale, Cheshire, M33

Guide Price: £330,000

Freehold

Albion Grove, Sale, Cheshire, M33

Situated on the ever popular Albion Grove in Sale, this attractive two double bedroom period terrace offers spacious accommodation in a highly convenient location. Just a short distance from Sale Town Centre, residents can enjoy an excellent range of shops, cafés and amenities, while the nearby canal provides picturesque walking routes. The Metrolink is also within easy reach, making commuting into Manchester and beyond both quick and convenient.

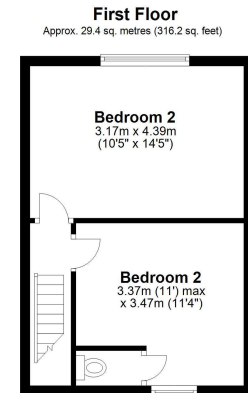
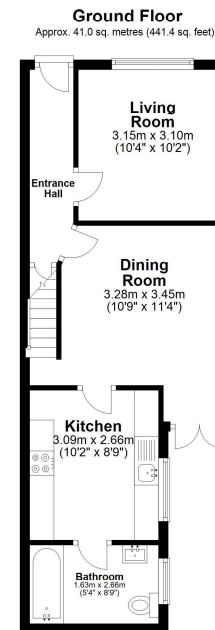
Approaching the property, gated access leads to a neatly paved front garden, creating an inviting first impression. Stepping inside, you are welcomed by a spacious entrance hallway featuring stylish tiled flooring and a large understairs storage cupboard, providing excellent space for coats, shoes and household essentials.

To the front of the property is the first reception room, a bright and comfortable space with a large double glazed window allowing plenty of natural light to fill the room. The second reception room is equally impressive, boasting high ceilings and generous floor space, creating a fantastic living and dining area. Patio doors open directly onto the rear courtyard, which offers a practical outdoor space with room for bin storage.

The modern fitted kitchen is well equipped with a range of contemporary wall and base units, an integrated oven, tiled flooring and space for freestanding appliances, making it both functional and stylish.

Completing the ground floor is the family bathroom, fitted with a bath and shower over, wash hand basin and WC.

Upstairs, the property continues to impress with two generously proportioned double bedrooms. The principal bedroom spans the full width of the property, offering an abundance of floor space and a large front-facing window that fills the room with natural light. The second double bedroom is also well sized and benefits from a large window together with the added convenience of a separate WC.



Total area: approx. 70.4 sq. metres (757.6 sq. feet)

- EPC Grade C
- Freehold
- Council Tax Band B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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