



ASHWORTH HOLME
Sales · Lettings · Property Management



12 HARCOURT ROAD, M33 6PD
£415,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED AND CHARMING THREE BEDROOM VICTORIAN MID TERRACE, POSITIONED ON ONE OF SALE'S MOST SOUGHT AFTER ROADS AND WITHIN THE CATCHMENT AREA FOR PARK ROAD PRIMARY SCHOOL.

Extending to over 900 sq ft, this attractive period home has been tastefully modernised throughout, whilst retaining a wealth of original features that blend seamlessly with contemporary fixtures and fittings. The property offers well-balanced accommodation including a superb through lounge/diner, a generous principal bedroom spanning the full width of the house, and a modern fitted kitchen to the rear. A particular highlight of this home is the exceptional rear garden — significantly larger than average for a property of this style and age, providing a rare and highly desirable outdoor space ideal for families and entertaining.

The location is a real standout — just a short stroll into Sale Town Centre and the ever-popular Stanley Square, with its excellent range of independent shops, bars and restaurants. Dane Road Metrolink is also within easy walking distance, whilst Junction 7 of the M60 is readily accessible, making it an ideal choice for commuters. The property also falls within the catchment area for highly regarded local schools.

In brief, the accommodation comprises: entrance hallway, bay-fronted lounge opening into a spacious dining area, and a modern fitted kitchen. To the first floor there are three bedrooms and a well-appointed family bathroom. Externally, the property enjoys a generous rear garden, mainly laid to lawn and very well maintained, with an initial patio seating area. A useful brick-built outhouse provides excellent additional storage.

KEY FEATURES

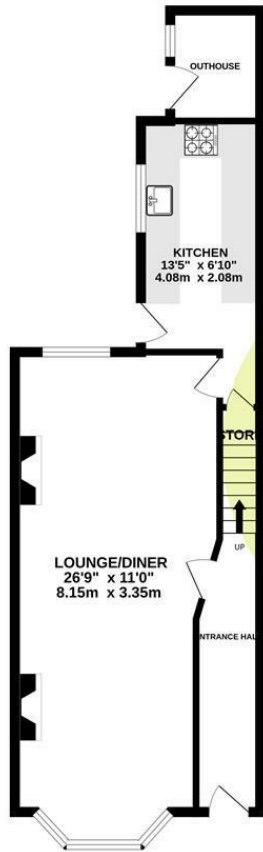
- Beautifully presented Victorian mid terrace
- Spacious through lounge/diner
- Three well-proportioned bedrooms
- Large, well-maintained rear garden with patio
- Walking distance to Sale Town Centre
- Over 900 SQFT of well-balanced accommodation
- Modern fitted kitchen
- Attractive period features
- Brick-built outhouse providing useful storage
- Fantastic school catchments







GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Metropack v2005.

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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