



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**24 SEYMOUR GROVE, M33 3AD**  
**£295,000**



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## DESCRIPTION

A CHARMING AND IMMACULATELY PRESENTED TWO-BEDROOM MID-TERRACE, superbly positioned on Seymour Grove, one of the last remaining cobbled streets in Sale.

Tucked away yet moments from the very heart of Sale Town Centre, this attractive home enjoys a truly enviable location. A wide range of amenities are quite literally on the doorstep, including the Metrolink network, major retailers such as Marks & Spencer, and the ever-popular Stanley Square — a vibrant destination known for its independent shops, bars and restaurants.

The property has been thoughtfully improved and well maintained, with notable features including a separate utility area, a stunning recently installed bathroom, and the comfort of gas central heating and double glazing throughout.

In brief, the accommodation comprises: entrance vestibule, welcoming lounge, contemporary breakfast kitchen with a useful storage cupboard, a separate utility area, and a beautifully finished bathroom completing the ground floor. To the first floor are two well-proportioned bedrooms. Externally, there is a low-maintenance courtyard garden to the rear.

An ideal purchase for first-time buyers or those seeking a stylish home in a prime central location. Early viewing is highly recommended.

## KEY FEATURES

- Charming two-bedroom mid-terrace
- Prime central Sale location
- Modern breakfast kitchen with utility area
- Gas central heating & double glazing
- One of Sale's last remaining cobbled streets
- Moments from Metrolink & Stanley Square
- Stylish recently fitted bathroom
- Low-maintenance rear courtyard



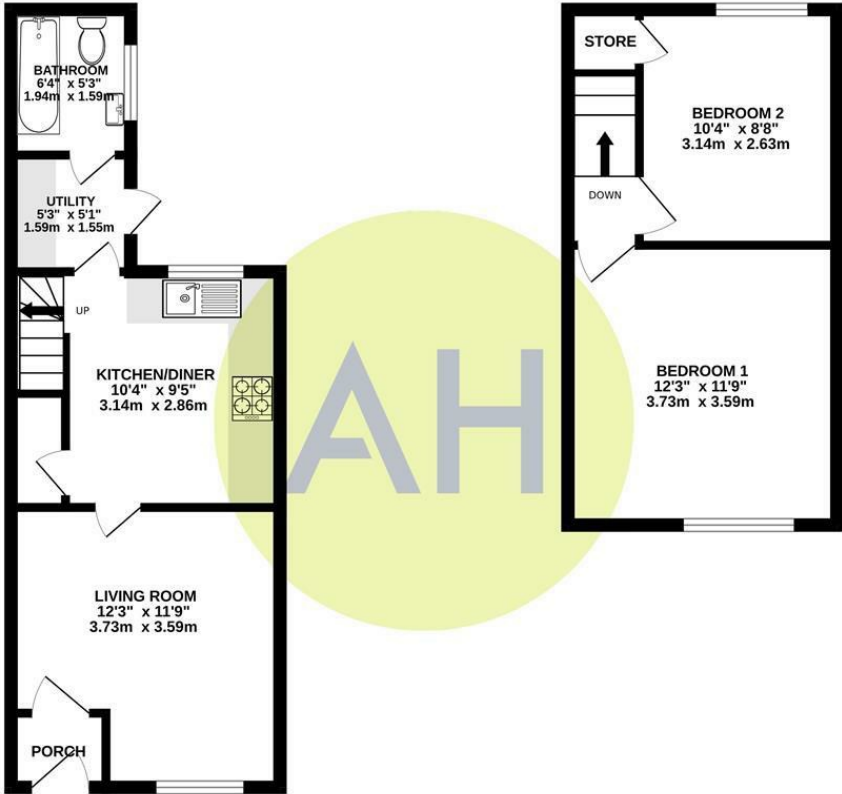








GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.

1ST FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 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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| Energy Efficiency Rating                    |           |  |
|---|-----------|--|
|   | Current   | Potential  |
| Very energy efficient - lower running costs |           |  |
| (92 plus) <b>A</b>                          |           | <b>86</b>  |
| (81-91) <b>B</b>                            |           |  |
| (69-80) <b>C</b>                            |           |  |
| (55-68) <b>D</b>                            | <b>67</b> |  |
| (39-54) <b>E</b>                            |           |  |
| (21-38) <b>F</b>                            |           |  |
| (1-20) <b>G</b>                             |           |  |
| Not energy efficient - higher running costs |           |  |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                    | Potential   |
|---|--|----------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                            |   |
| England & Wales   |  | EU Directive<br>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.