



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



**73 BELMONT ROAD, M33 6HY**  
**£400,000**



## DESCRIPTION

A BEAUTIFULLY PRESENTED AND CHARMING THREE BEDROOM VICTORIAN END 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 sit perfectly alongside the contemporary fixtures and fittings. The property offers well-balanced accommodation including two spacious reception rooms, a generous principal bedroom spanning the full width of the house, and a stunning fitted kitchen with French doors opening onto a beautifully landscaped rear garden.

The location is a real highlight — just a short stroll into Sale Town Centre and the ever-popular Stanley Square, with its excellent range of independent shops, bars and restaurants, whilst also falling within the catchment for one of the area's most highly regarded primary schools.

In brief, the accommodation comprises: entrance hallway, bay-fronted lounge, dining room and a modern fitted kitchen. To the first floor there are three bedrooms and a well-appointed family bathroom. Externally, the property benefits from a landscaped rear garden with secure fenced boundaries, along with a front garden retaining its original brick wall enclosure.

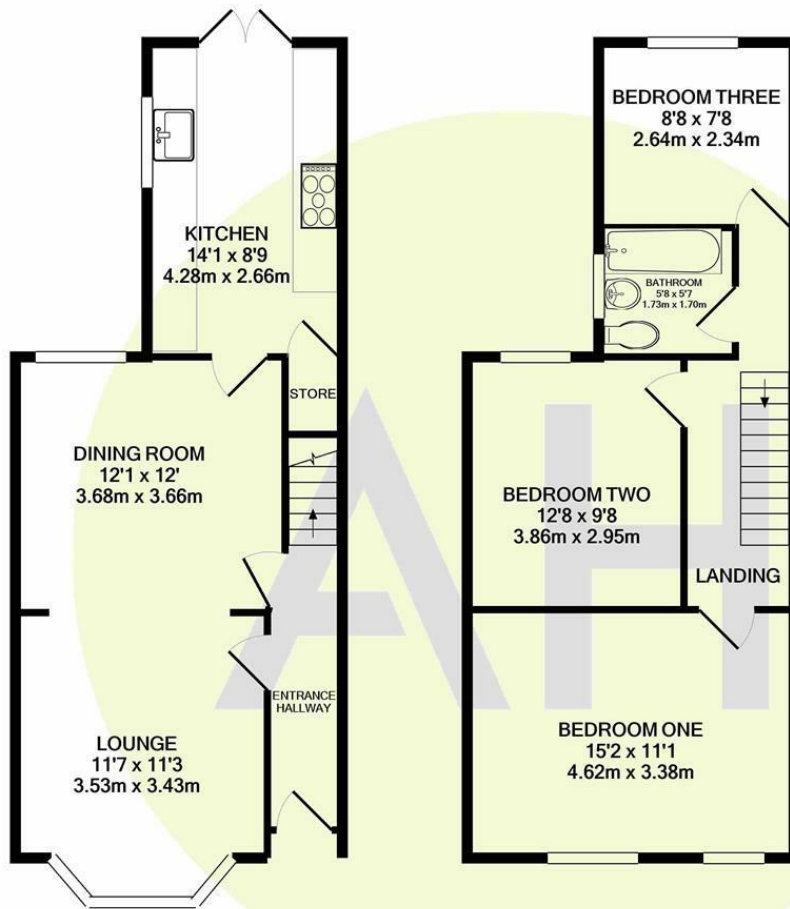
Council Tax Band C. Freehold.

## KEY FEATURES

- Three bedroom Victorian end terrace
- Beautifully presented throughout
- Stunning modern fitted kitchen
- Landscaped rear garden
- Easy walk to Sale Town Centre
- Over 900 sq ft of accommodation
- Two spacious reception rooms
- Principal bedroom spanning full width
- Park Road Primary School catchment
- No onward chain







GROUND FLOOR  
APPROX. FLOOR  
AREA 462 SQ.FT.  
(42.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 449 SQ.FT.  
(41.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 911 SQ.FT. (84.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) 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	45	77

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 2002/91/EC		



# ASHWORTH HOLME

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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.