



# Howells Avenue, Sale

Offers Over £270,000



**HIBBERT  
HOMES**

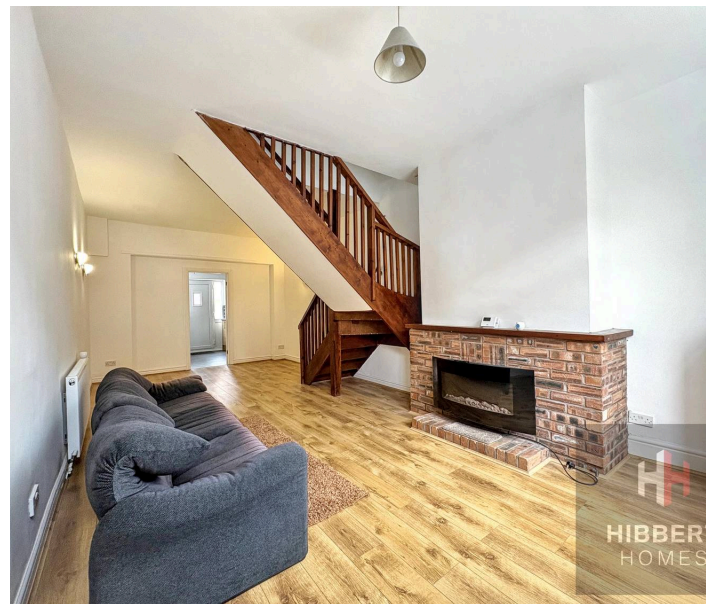
**SALES & LETTINGS**

# Howells Avenue

## Sale

This well presented two-bedroom mid-terraced house offers an inviting blend of contemporary open-plan living and traditional charm, making it an excellent choice for first time buyers and buy to let investors alike. Offered with no onwards chain, the property boasts a spacious open-plan living and dining area, designed to maximise natural light and create a welcoming atmosphere for relaxing or entertaining. The modern kitchen features ample storage and workspace. Upstairs, you will find two well-proportioned bedrooms, each with plenty of room for furnishings and storage, ideal for a couple, small family, or those seeking a home office or guest room. The stylish bathroom is fitted with contemporary fixtures, providing comfort and convenience in a bright, airy setting. The property also benefits from a recently installed gas boiler with a 5-year warranty.

Situated just a short walk from Sale Town Centre (offering a variety of shops, cafes, and restaurants), this home benefits from excellent transport links, including nearby tram and bus routes that provide easy access to Manchester city centre and surrounding areas. The location offers fantastic urban convenience, with permit parking available for residents and visitors (subject to local authority approval). Local schools, leisure facilities, and green spaces are all within easy reach, making this property a practical and appealing choice for a range of buyers.





## Howells Avenue

### Sale

With its thoughtfully designed layout, generous natural light, and proximity to amenities, this mid-terraced home delivers both comfort and versatility in a sought-after Sale location. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

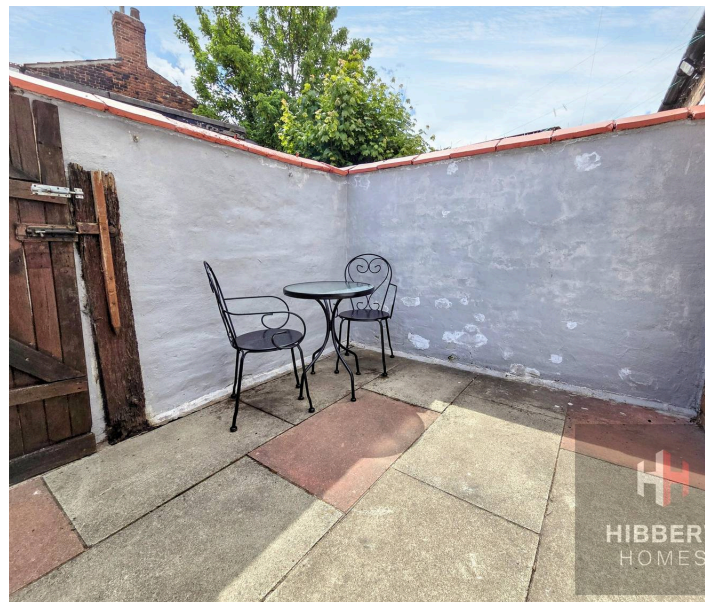
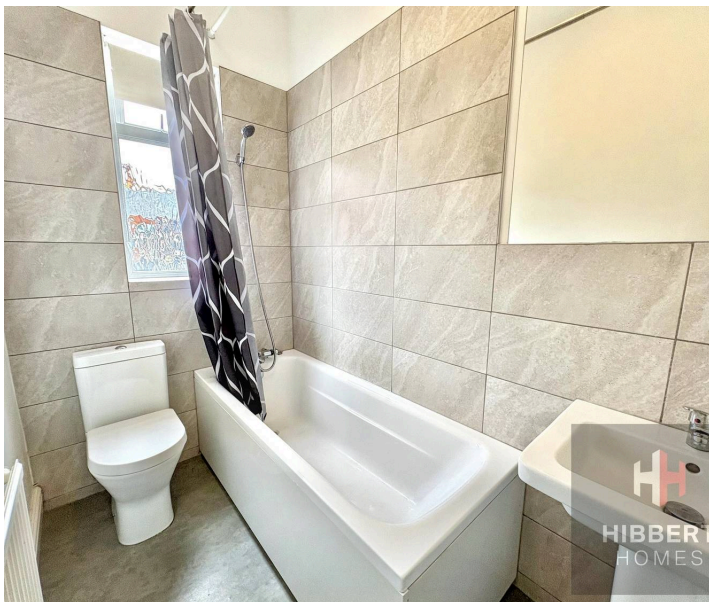
- NO ONWARDS CHAIN
- Perfect for first time buyers and buy to let investors
- Open-plan living space
- Courtyard garden
- Two good bedrooms
- Short walk to Sale Town Centre
- Excellent transport links
- Permit parking

Council Tax band: B

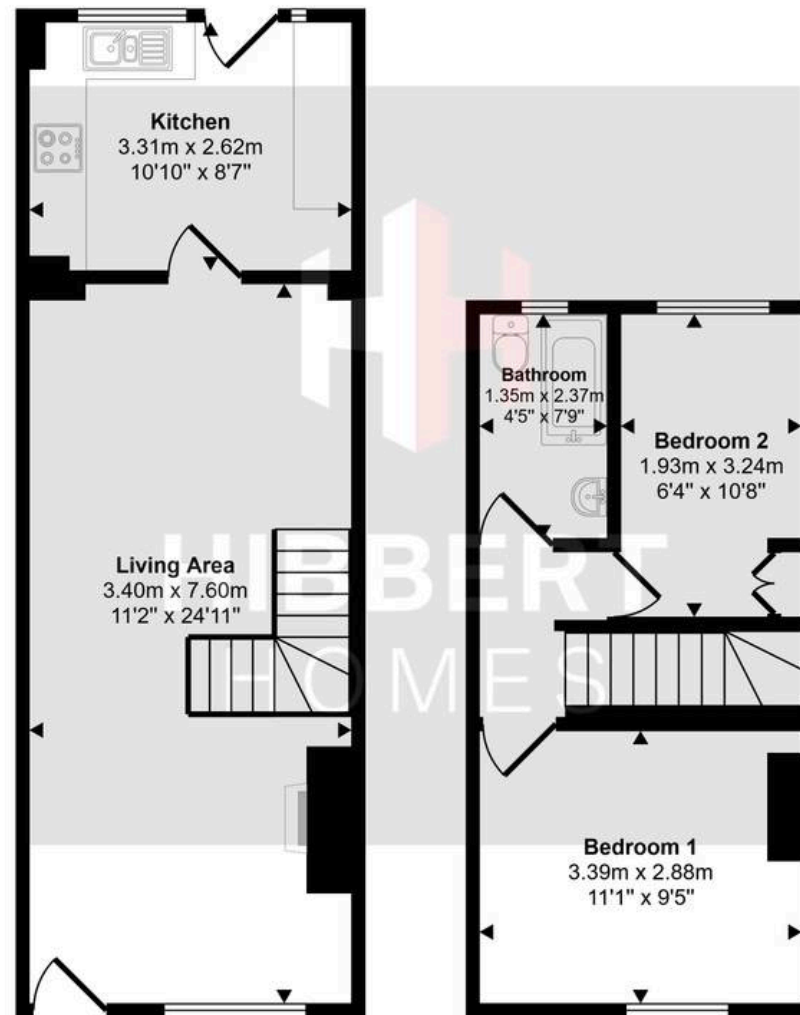
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approx Gross Internal Area  
60 sq m / 643 sq ft



Ground Floor  
Approx 35 sq m / 375 sq ft

First Floor  
Approx 25 sq m / 268 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.

