



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



**8 BERTRAM STREET, M33 2HH**  
**£300,000**



## DESCRIPTION

AVAILABLE NOW - CHARMING, WELL-PRESENTED AND EXTENDED VICTORIAN MID-TERRACE WITH TWO DOUBLE BEDROOMS, IN A QUIET YET CONVENIENT LOCATION.

This beautifully extended Victorian mid-terrace home offers two spacious double bedrooms and a thoughtfully enhanced layout, blending period charm with modern living in a peaceful yet highly convenient setting close to the heart of Sale Moor Village.

The double storey rear extension has transformed the space, creating a large open-plan lounge and dining room on the ground floor, along with a separate kitchen that opens directly onto the rear garden.

Upstairs, the extension provides two generous double bedrooms and a stylish modern bathroom, making the property ideal for couples or small families.

Externally, there's a good-sized, low-maintenance rear garden which is mainly laid to lawn with an initial patio area. Ample on-street parking is available to the front.

Further highlights include gas central heating, double glazing throughout, and a high standard of presentation. Ideally located within walking distance of Sale Moor Village, with excellent access to Junction 6 of the M60 and Metrolink stations at Sale Water Park, Dane Road, and Sale.

Unfurnished. £100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme.

## KEY FEATURES

- Two double bedroom mid terrace
- Modern fitted kitchen
- Useful loft room
- Situated close to Sale Moor Village
- Spacious lounge/dining area
- Well presented throughout
- Private rear lawn gardens
- Close to excellent transport links



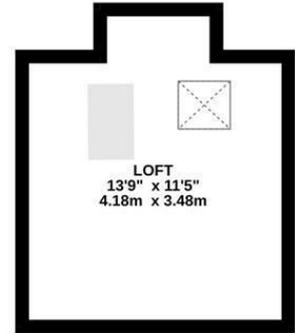
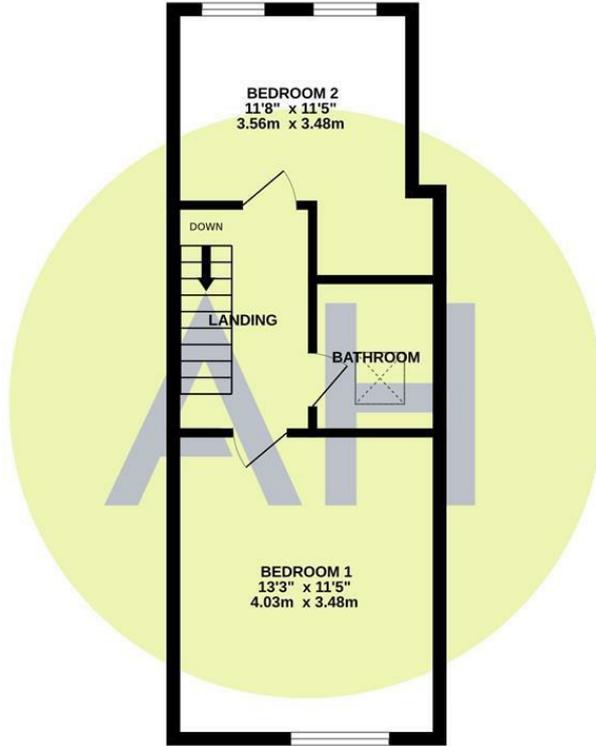
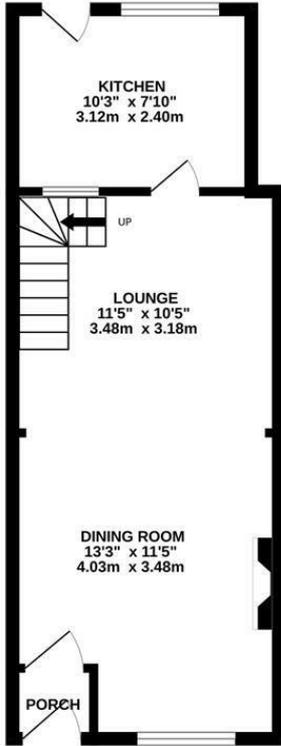




GROUND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.

LOFT SPACE  
143 sq.ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## ASHWORTH HOLME

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