



1 ALBION GROVE, M33 7TJ
£200,000



DESCRIPTION

****WATCH OUR VIDEO TOUR**** AN EXCELLENT DEVELOPMENT OPPORTUNITY! A CHANCE TO ACQUIRE THIS TWO DOUBLE BEDROOM MID-TERRACE PROPERTY WHICH FORMS PART OF A SUPERB LOCATION CLOSE TO SALE TOWN CENTRE. This attractive period property benefits from two double bedrooms in addition to gardens to both the front and rear. Situated on Albion Grove a highly sought after and quiet location that is within a moments walk Sale Town Centre and its many amenities. In brief the accommodation comprises: Entrance hallway, lounge, dining room, kitchen, rear hallway and a bathroom. To the first floor there are two double bedrooms. Externally to rear there is a courtyard garden and to the front there are further gardens. NO ONWARD CHAIN.

KEY FEATURES

- Two double bedroom end of terrace
- Highly sought after location
- Rear courtyard garden
- Complete renovation required
- Close to Sale Town Centre
- No onward chain





'An excellent opportunity to acquire this two double bedroom mid-terrace with fantastic development potential'

DIMENSIONS

Ground Floor

Entrance Hallway

Lounge

10'7" x 9'11" (3.23 x 3.04)

Dining Room

12'7" x 10'11" (3.84 x 3.34)

Kitchen

8'6" x 5'10" (2.60 x 1.80)

Rear Hall

Bathroom

8'2" x 6'2" (2.50 x 1.89)

First Floor

Landing

Bedroom One

13'6" x 10'4" (4.12 x 3.17)

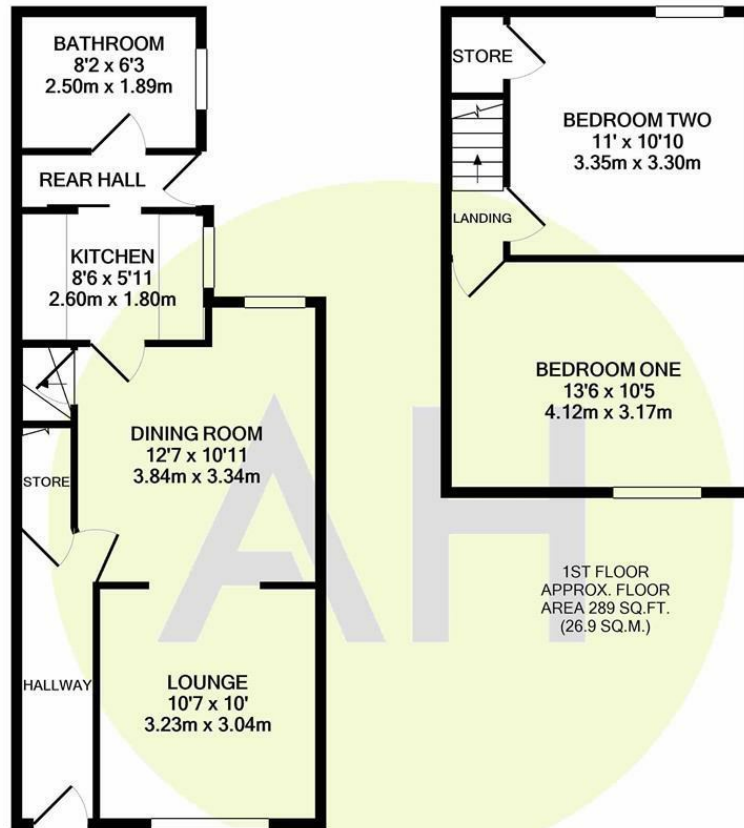
Bedroom Two

10'11" x 10'9" (3.35 x 3.30)

Externally

Rear Courtyard

Front Garden



GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 710 SQ.FT. (65.9 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	55	77

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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