



1 NORTHWOOD GROVE, M33 3DZ
£399,950

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DESCRIPTION

****WATCH OUR VIDEO TOUR**** ARE YOU LOOKING FOR A CENTRALLY LOCATED THREE BEDROOM SEMI-DETACHED WITH HUGE POTENTIAL TO EXTEND? THIS LARGER THAN AVERAGE FAMILY HOME OCCUPIES A SUBSTANTIAL GARDEN PLOT AND FORMS PART OF A QUIET CUL-DE-SAC LOCATION JUST A MOMENTS WALK FROM THE VERY HEART OF SALE TOWN CENTRE. The property benefits from an excellent standard of presentation throughout including a modern fitted kitchen, contemporary family bathroom and a spacious conservatory with direct access onto the rear garden. Further benefits include a useful loft room access via a fixed staircase off the first floor landing. This sought after location puts the property within the catchment area for the 'outstanding' local schools Trafford is renowned for including Springfield and St Joseph's Catholic Primary School. Warmed by modern double glazing and gas central heating courtesy of a boiler installed in November 2020 that came with the advantage of a 7 year warranty. In brief the accommodation comprises: Entrance hallway, lounge/dining room, conservatory and kitchen. To the first floor there are three bedrooms and a modern family bathroom. To the second floor there is a part converted loft. FREEHOLD. NO ONWARD CHAIN. COUNCIL TAX BAND C.

KEY FEATURES

- Three bedroom semi-detached
- Sale Town Centre location
- Large rear garden
- Huge potential to extend
- Outstanding school catchments
- No onward chain





'An increasingly rare opportunity to acquire a well presented three bedroom semi-detached which forms part of a high sought after location and harnesses huge potential to extend'

DIMENSIONS

Ground Floor

Lounge/Dining Room
31'2" x 11'2" (9.50 x 3.41)

Conservatory
15'8" x 8'11" (4.79 x 2.74)

Kitchen
16'7" x 7'10" (5.08 x 2.39)

First Floor

Landing

Bedroom One
13'3" x 10'8" (4.04 x 3.26)

Bedroom Two
10'8" x 8'10" (3.26 x 2.70)

Bedroom Three
7'2" x 6'8" (2.20 x 2.05)

Bathroom
6'8" x 6'2" (2.05 x 1.89)

Second Floor

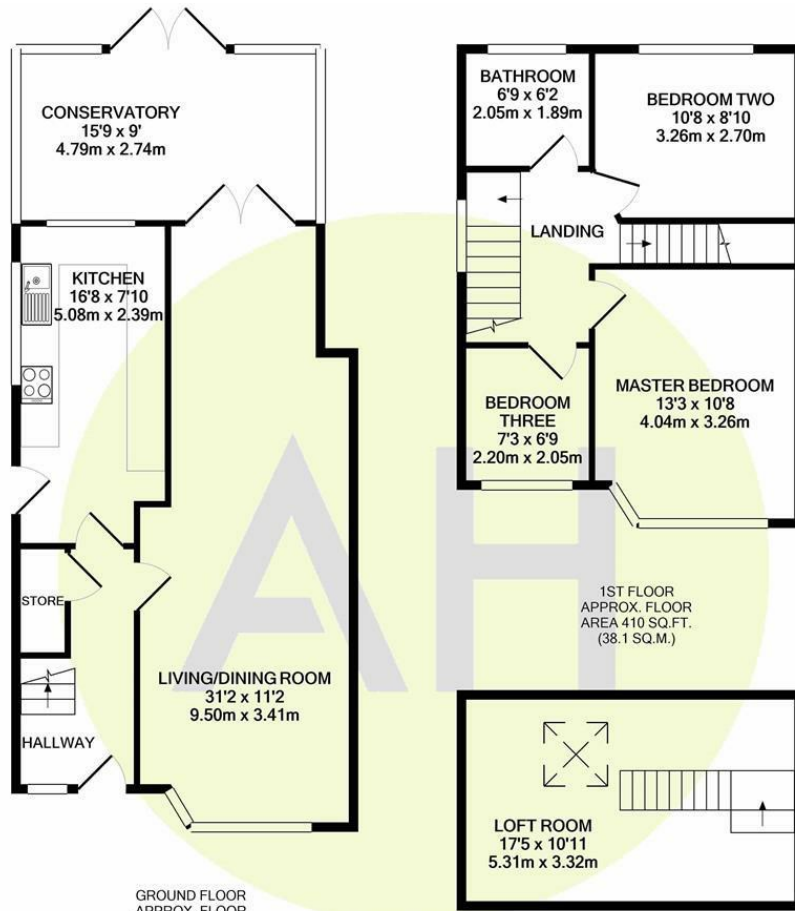
Part Converted Loft
17'5" x 10'10" (5.31 x 3.32)

Externally

Rear Garden

Driveway

Single Garage



GROUND FLOOR
APPROX. FLOOR
AREA 657 SQ.FT.
(61.0 SQ.M.)

LOFT
APPROX. FLOOR
AREA 190 SQ.FT.
(17.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1257 SQ.FT. (116.7 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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