



66 HARLEY ROAD, M33 7FP
£240,000



DESCRIPTION

A BEAUTIFUL EXAMPLE OF A TWO DOUBLE BEDROOM VICTORIAN MID TERRACE WHICH IS PRESENTED TO THE HIGHEST OF STANDARDS THROUGHOUT AND IS SITUATED JUST A MOMENTS WALK FROM THE HEART OF SALE TOWN CENTRE. This well cared for and attractive property forms part of Harley Road arguably of the most sought after Terraced Streets in the Sale area. Property values have risen consistently in recent years making this location incredibly popular amongst savvy investors and first time buyers. The location puts the property within just a moments' walk of Sale Town Centre and its many amenities including independent shops, bars and restaurants in addition to the Metrolink Network. Benefits include a beautifully appointed kitchen, modern downstairs bathroom complete with freestanding bath and a rear courtyard garden with the original brick wall enclosure. Warmed by double glazing and gas central heating. In brief the accommodation comprises: living room, dining room, kitchen and a beautifully appointed downstairs bathroom. To the first floor there are two double bedrooms. Externally to the rear there is a courtyard garden perfect for dining during the summer months. To the front there are further gardens. Be quick to avoid disappointment these popular properties never hang around for long!

KEY FEATURES

- Two double bedroom mid terrace
- Presented to an excellent standard
- Situated just a moments walk from Sale Centre
- Attractive courtyard rear garden
- Two spacious reception rooms
- Sale's most sought after terraced streets





'A beautifully presented two double bedroom mid terrace situated just a moments walk from the many amenities of Sale Town Centre'

DIMENSIONS

Ground Floor

Living Room

14'9" x 12'2" (4.51 x 3.71)

Dining Room

12'2" x 11'3" (3.71 x 3.43)

Kitchen

11'1" x 6'10" (3.38 x 2.10)

Bathroom

6'10" x 6'3" (2.10 x 1.91)

First Floor

Landing

Bedroom One

12'2" x 12'2" (3.72 x 3.71)

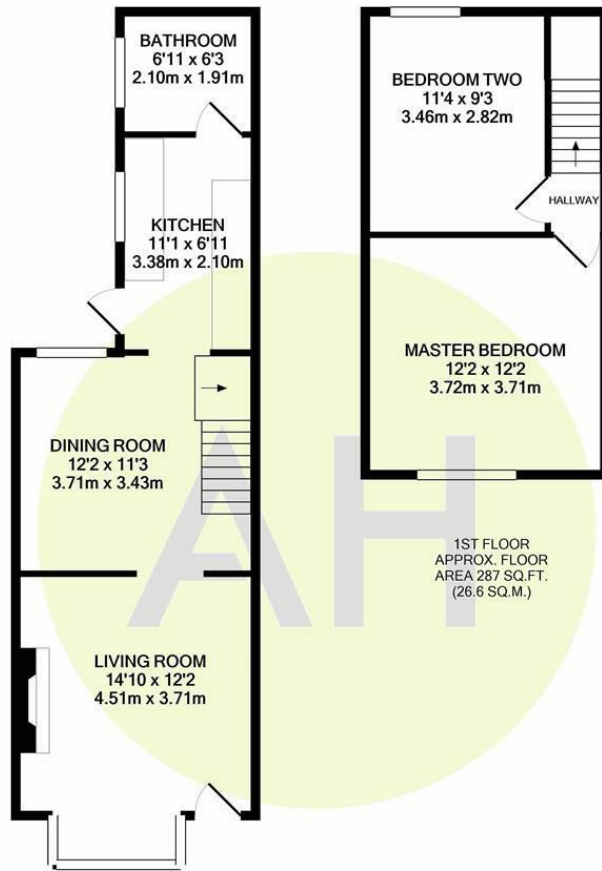
Bedroom Two

11'4" x 9'3" (3.46 x 2.82)

Externally

Rear Garden

Front Garden



GROUND FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 287 SQ.FT.
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 709 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	

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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