



**38 BELGRAVE ROAD, M33 7UA**  
**£260,000**



## DESCRIPTION

**\*\*WATCH OUR VIDEO TOUR\*\*** A HIGHLY ATTRACTIVE TWO DOUBLE BEDROOM END OF TERRACE PROPERTY WHICH IS PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT AND FORMS PART OF A MUCH SOUGHT AFTER AND CONVENIENT LOCATION POPULAR WITH BOTH FIRST TIME BUYERS AND SAVVY INVESTORS. This charming property retains charming original features while perfectly blending the modern fixtures and fittings we have come to expect. Benefits include an impressive and recently fitted kitchen, well proportioned rooms throughout and a well maintained rear courtyard garden. Forming part of Belgrave Road which puts the property within easy walking distance of Brooklands Metrolink and the many amenities of Sale Town Centre. Warmed by gas central heating and quality double glazing throughout. In brief the accommodation comprises: Entrance porch, lounge, dining room and a modern recently fitted kitchen with gives access to the rear courtyard garden. To the first floor there are two double bedrooms the master spanning the full width of the property. There is also a very well appointed bathroom which has been fitted with a white suite. Externally to the rear there is a sunny courtyard garden which retains the original brick wall enclosure and features flowering shrubbery displays. Be quick to avoid disappointment as properties of this quality are never available for long!

## KEY FEATURES

- Two double bedroom end of terrace
- Recently fitted kitchen
- Close to Sale Town Centre & transport links
- Presented to an excellent standard
- Highly sought after location
- Rear courtyard garden





'A superb opportunity to acquire this outstanding two double bedroom end of terrace which forms part of a highly sought after location'

## DIMENSIONS

### Ground Floor

Entrance Porch

### Lounge

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

### Dining Room

12'0" x 11'8" (3.68 x 3.58)

### Kitchen

7'10" x 6'11" (2.41 x 2.11)

### First Floor

Landing

### Bedroom One

12'2" x 11'10" (3.73 x 3.63)

### Bedroom Two

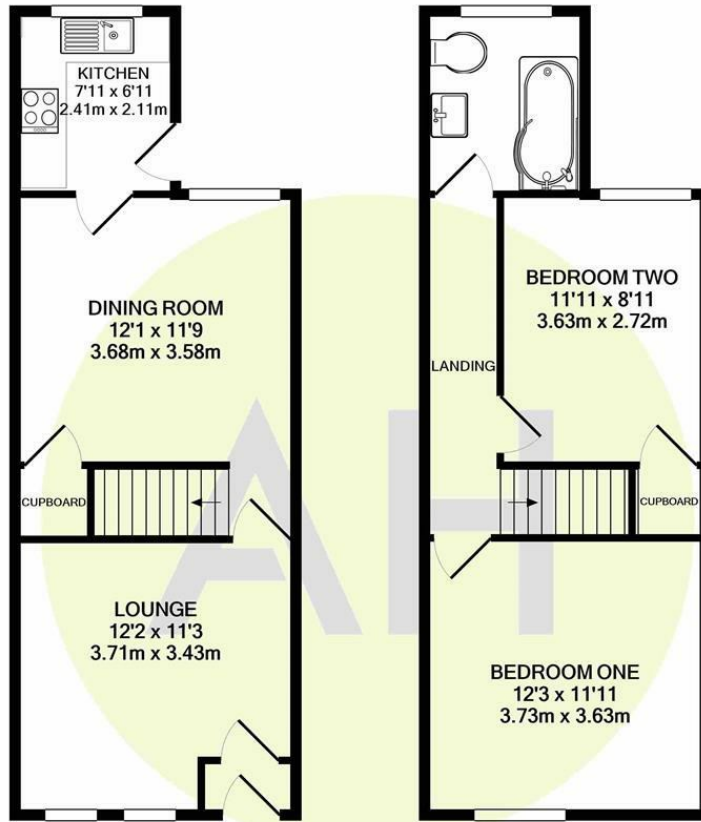
11'10" x 8'11" (3.63 x 2.72)

### Bathroom

7'10" x 6'11" (2.41 x 2.11)

### Externally

Rear Courtyard Garden



GROUND FLOOR  
APPROX. FLOOR  
AREA 383 SQ.FT.  
(35.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 383 SQ.FT.  
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.1 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) <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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	



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