



16B



10 Haddon Grove, Sale, Cheshire, M33 7TT

Charming THREE BED period terrace property situated in a quiet cul-de-sac off the popular Urban Road. This property is FULL OF CHARACTER keeping original features such as hardwood flooring, stained glass windows and original cast iron fire places. This property is in an ideal location in walking distance to SALE TOWN CENTRE, SALE AND BROOKLANDS METROLINK and within CATCHMENT AREA for SPRINGFIELD PRIMARY SCHOOL and ST MARY'S PRIMARY SCHOOL. Briefly comprises; welcoming entrance hall with access to the living room, dining room and kitchen. To the first floor, two double bedrooms, a sizable third bedroom and family bathroom. Externally, to the rear, spacious outhouses currently housing the utilities and paved garden.

£425,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Entrance Hall

Welcoming entrance hall access via period style front door, with natural wood flooring and access to the living room, dining room and first elevation.

Living Room

14'5" x 11'1"

Sizable living room with front aspect, original stain glass panes forming part of the large bay window and cast iron fireplace with decorative tiles, keeping the character of the property. Carpeted, flooring and radiator.

Dining Room

12'9" x 11'9"

Spacious dining room with a log burner being the focal point of the room. Original alcove cupboard, carpeted, radiator, and double glazed sash window to the rear.

Kitchen

20'0" x 8'10"

Laminate flooring, cream base-level units, space for fridge-freezer, washing machine and dishwasher. Large window to the side aspect, and access to the under-stair storage.

First Floor

Carpeted staircase to;

Bedroom One

15'5" x 12'1"

Larger than average master bedroom, comprising hardwood flooring, fireplace, and widows with original stain glass inserts to the front aspect.

Bedroom Two

12'9" x 9'6"

Another double room with a rear aspect, carpeted flooring, fire place and radiator.

Bedroom Three

8'10" x 8'6"

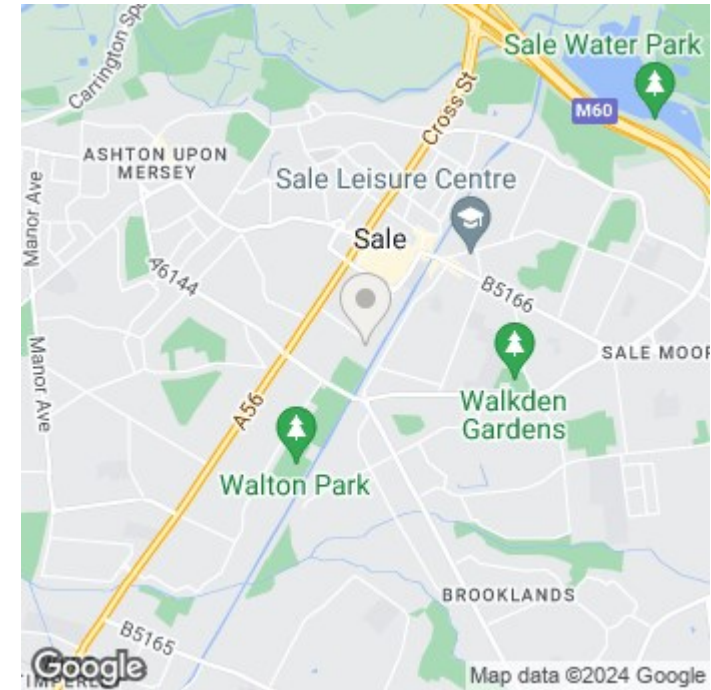
A third bedroom to the rear of the property, with rear aspect. Carpeted flooring, fireplace, radiator.


Bathroom


8'10" x 5'10"

Outside

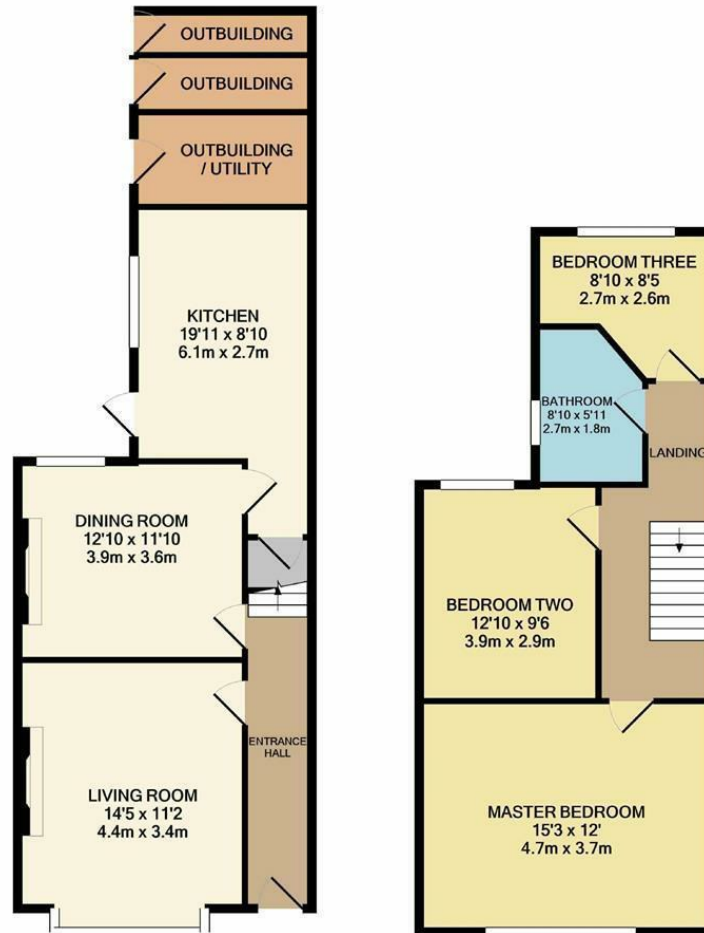
To the rear of the property, there are three outhouses, one currently housing the utilities. A secluded lawned garden with sun patio area.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 





GROUND FLOOR
APPROX. FLOOR
AREA 580 SQ.FT.
(53.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1056 SQ.FT. (98.1 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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