



13 Elm Grove, Sale, M33 7JZ

£325,000

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# Jordan fishwick

- Two Double Bedroom Period Terrace
- Lovely Patio Garden
- Two Reception Rooms
- Close to Sale Town Centre and Dane Road Metrolink
- Council Tax Band B
- Beautifully Presented Throughout
- Large Cellar Ripe for Conversion STTP
- Modern Family Bathroom
- EPC - Ordered

Charming two bedroom Edwardian mid terraced property, well positioned for Dane Road Metrolink and major thoroughfares as well as being within walking distance of Sale town centre and all it's shops, bars and restaurants.

The property briefly comprises: patterned tiled porch, entrance hallway, living room with window to the front aspect, dining room to the rear opening up to the fitted kitchen. Stairs from the hallway lead to the basement level, which reveal a good size cellar offering an abundance or storage/ work shop space, but also ripe for conversion (STPP).

To the first floor, two double bedrooms, the master benefitting from some built in cupboard space and a bathroom with shower over bath. Externally there is a well presented south facing patio garden, with gated access to the residents alley at the back. EPC awaited / Council Tax band B.







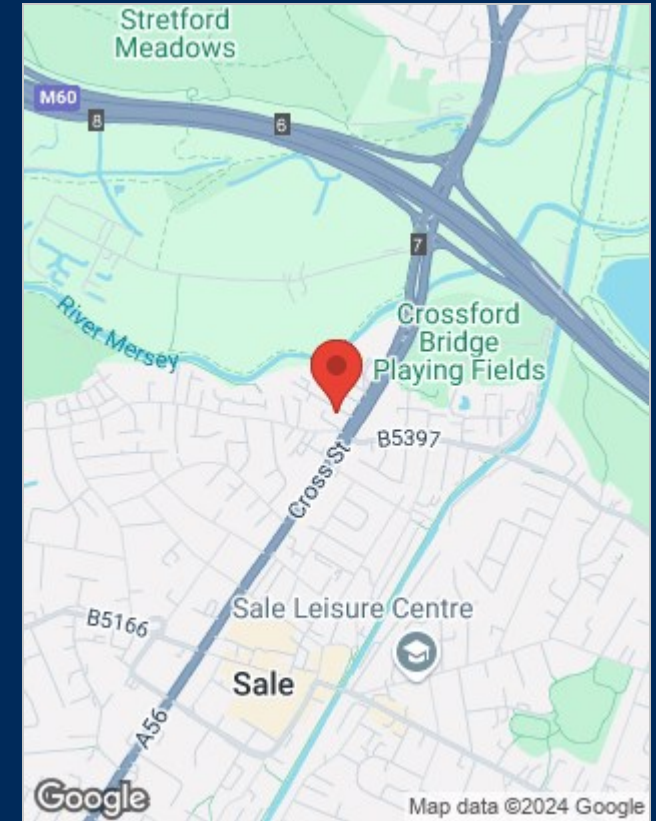




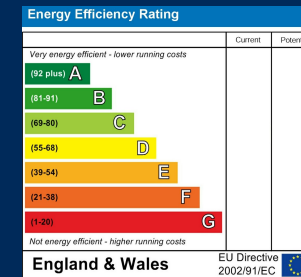
# Floor Plans



# Location Map



# Energy Performance Graph



# Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.