



ASHWORTH HOLME

Sales · Lettings · Property Management



15 KELSALL STREET, M33 7TF
£329,950

3 1 2



DESCRIPTION

ASHWORTH HOLME ARE PROUD TO PRESENT THIS MODERN TWO BEDROOM MID TERRACE HOME SITUATED IN THE VERY HEART OF SALE TOWN CENTRE ONLY A SHORT WALK TO THE METROLINK STATION, BRIDGEWATER CANAL, SALES LOCAL AMENITIES AND WITHIN CATCHMENT TO HIGHLY REGARDED PRIMARY AND SECONDARY SCHOOLS.

Kelsall Street benefits from a larger than average rear garden and bright and airy loft room offering additional bedroom space. The property also benefits from double glazing throughout and warmed by gas central heating. Briefly comprising: Porch, lounge, dining room and kitchen. To the first floor, Master bedroom, bedroom two and bathroom. To the second floor there is a loft room which is currently used as bedroom three. Externally to the rear there is a larger than average garden with a decked area perfect for summer entertaining. To the front a further walled garden area.

KEY FEATURES

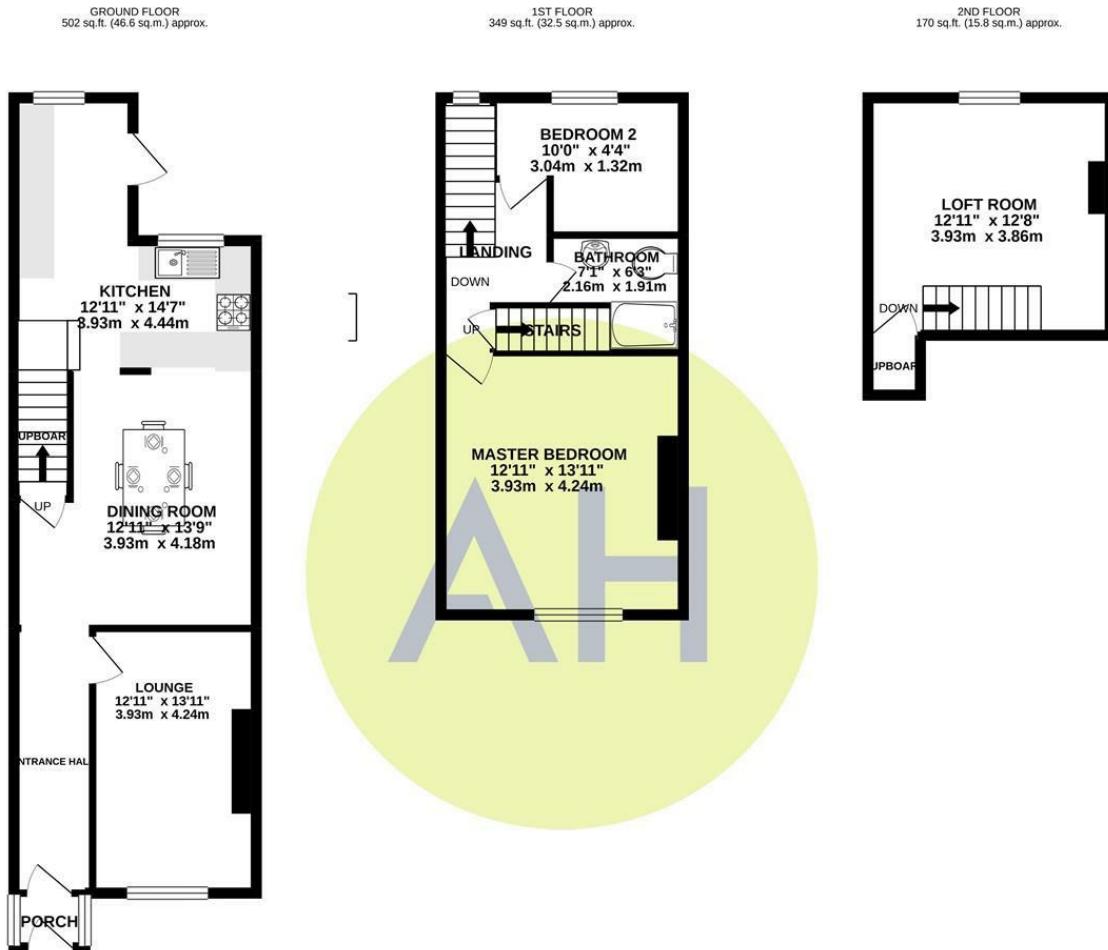
- Excellent location within a moments walk to Sale town centre
- Well presented and ready to move in
- Within catchment to Springfield School
- Walking distance to the Bridgewater Canal
- Spacious rear garden
- Useful loft room currently used as bedroom three
- Open aspect to the rear





FLOOR PLANS

AH



TOTAL FLOOR AREA: 1021 sq.ft. (94.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other fixtures and fittings are taken for guidance only and may be subject to 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		78
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		73
(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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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.