



**ASHWORTH HOLME**

Sales · Lettings · Property Management



**34 HAMPDEN ROAD, M33 7UB**  
**£1,400 PER CALENDAR MONTH**

2 1 2



## DESCRIPTION

AVAILABLE NOW! LARGER-THAN-AVERAGE 835 SQ FT TWO DOUBLE BEDROOM VICTORIAN MID-TERRACE  
PRIME SALE LOCATION – CLOSE TO BROOKLANDS METROLINK

Located on the ever-popular Hampden Road, this spacious two double bedroom Victorian mid-terrace offers well-proportioned accommodation in a highly convenient setting, just a short walk from Sale Town Centre and moments from Brooklands Metrolink Station – ideal for commuters and professionals alike.

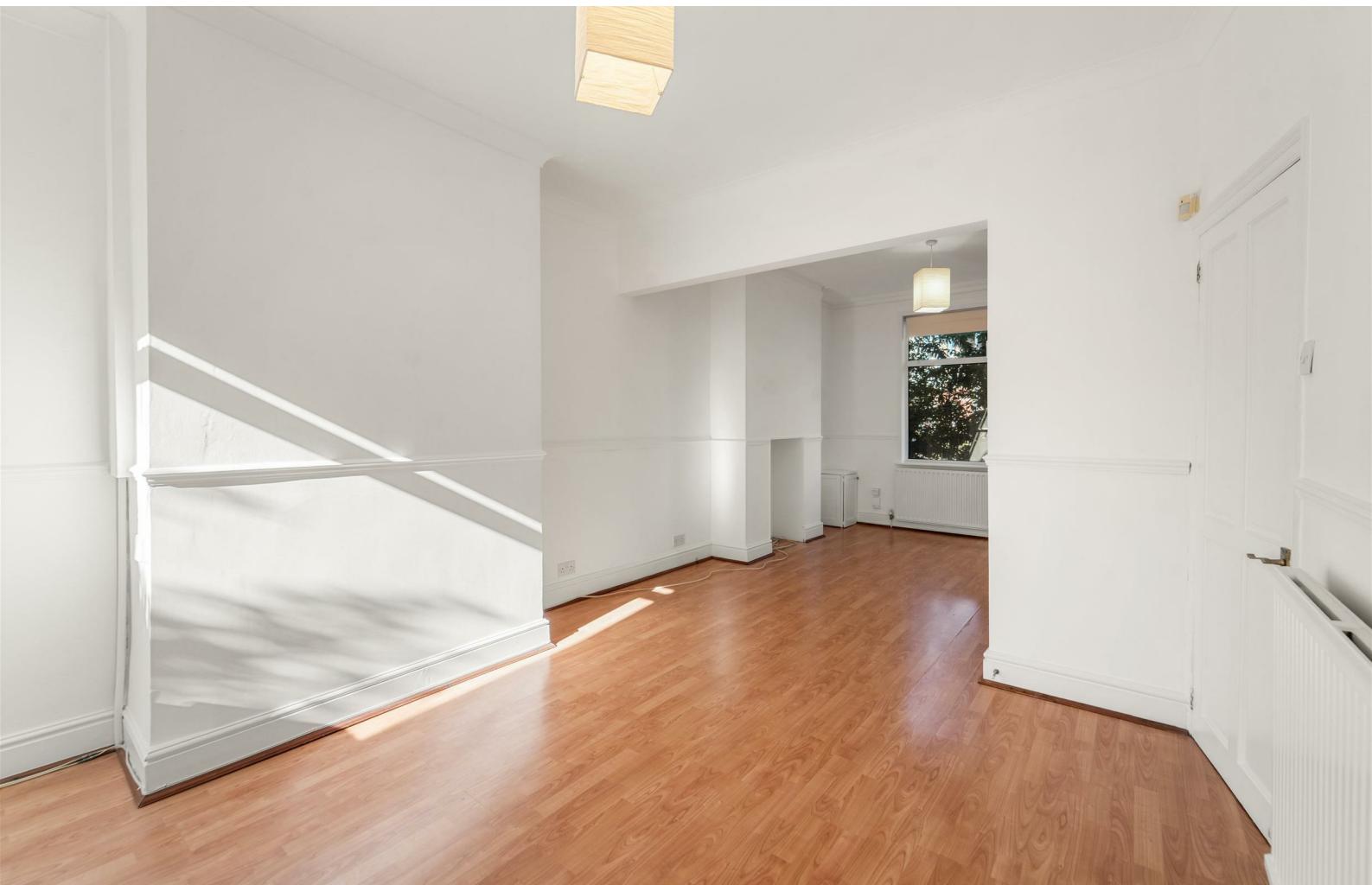
Providing over 800 sq ft of well-planned living space arranged over two floors, the property is larger than many comparable homes in the area and benefits from two reception rooms and an extended kitchen. The property has been freshly painted throughout and fitted with new carpets, creating a bright and well-presented interior. Additional features include gas central heating and double glazing throughout.

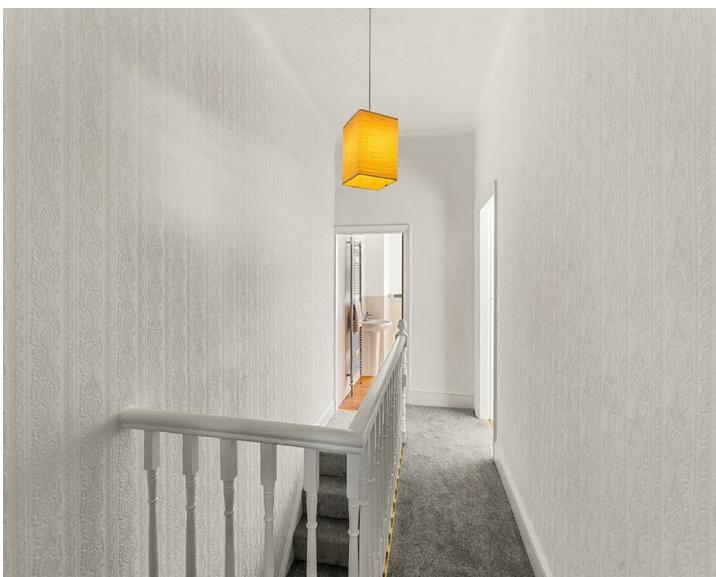
The accommodation briefly comprises: open entrance porch, hallway, lounge, dining room, and an extended kitchen with direct access to the rear garden. To the first floor there is a landing, two generous double bedrooms, and a bathroom.

Externally, the property boasts a south-facing rear garden, ideal for outdoor use, along with additional garden space to the front.

## KEY FEATURES

- Larger-than-average mid-terrace home
- Walking distance to Sale Town Centre
- Two generous double bedrooms
- South-facing rear garden & front garden
- Sought-after Hampden Road location
- Two reception rooms plus extended kitchen
- White good included!
- Moments from Brooklands Metrolink Station



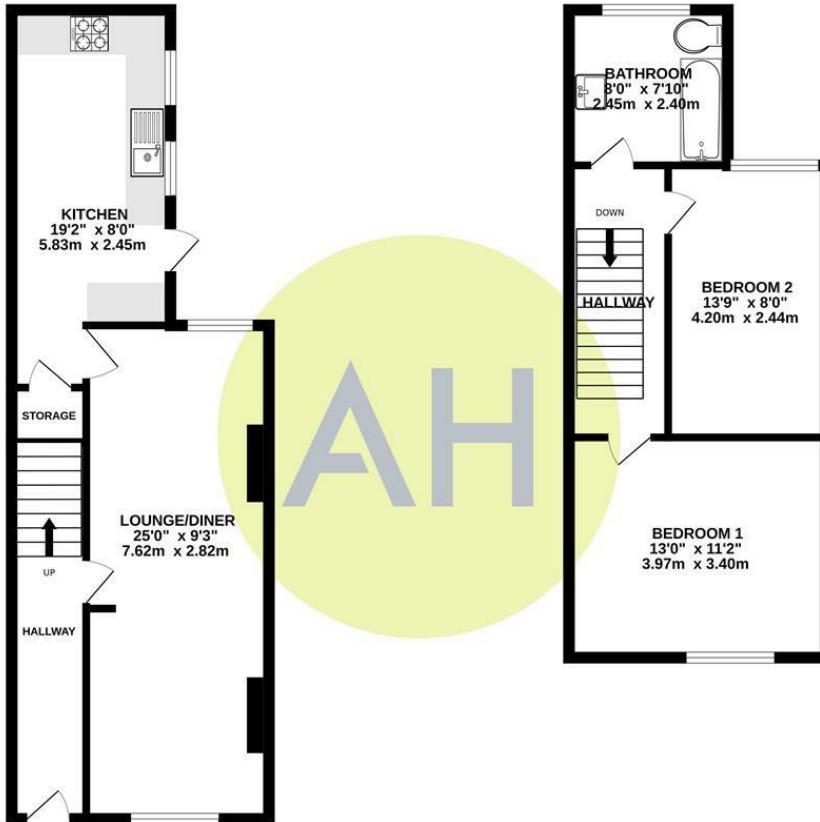


# FLOOR PLANS



GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq.ft. (77.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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, fixtures and fittings 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<br>(92 plus) A |                         | 84        |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  | 66                      |           |
| (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 <sub>2</sub> ) Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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 <sub>2</sub> emissions                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

## ASHWORTH HOLME

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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.