



ASHWORTH HOLME
Sales · Lettings · Property Management



11 YORK ROAD, M33 6EZ
£400,000



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DESCRIPTION

A TRADITIONAL THREE BEDROOM SEMI-DETACHED PROPERTY WHICH OFFERS AN EXCITING OPPORTUNITY FOR THOSE LOOKING TO UPDATE AND MODERNISE, WITH FANTASTIC SCOPE FOR DEVELOPMENT AND EXTENSION (SUBJECT TO THE RELEVANT PERMISSIONS).

Occupying an enviable position on the ever-popular York Road, the property is ideally situated just moments from the very heart of Sale Town Centre. This highly sought-after location places a wide range of amenities within easy reach, including independent shops, bars, cafés and restaurants, as well as the recently redeveloped Stanley Square which has become a lively hub for shopping, dining and socialising. Sale Metrolink Station is just a short walk away, providing excellent access into Manchester City Centre and surrounding areas, while families will appreciate the proximity to several of the outstanding local schools that Trafford is renowned for.

The property is warmed by gas central heating and benefits from double glazing throughout.

In brief, the accommodation comprises: an entrance porch, welcoming hallway, lounge, dining room and kitchen all to the ground floor. To the first floor there are three bedrooms and a bathroom.

Externally, to the rear there is a good-sized private garden which is mainly laid to lawn. To the front, there are further gardens and a driveway providing off-road parking and access to a single garage.

A superb opportunity to create a fantastic family home in a prime and convenient location, just a short stroll from everything Sale has to offer. NO ONWARD CHAIN.

KEY FEATURES

- Traditional semi-detached
- Highly sought after & convenient location
- Good sized rear garden laid to lawn
- Modern gas central heating
- Excellent scope for development
- A moments walk from Sale Town Centre
- Driveway and single garage
- No onward chain

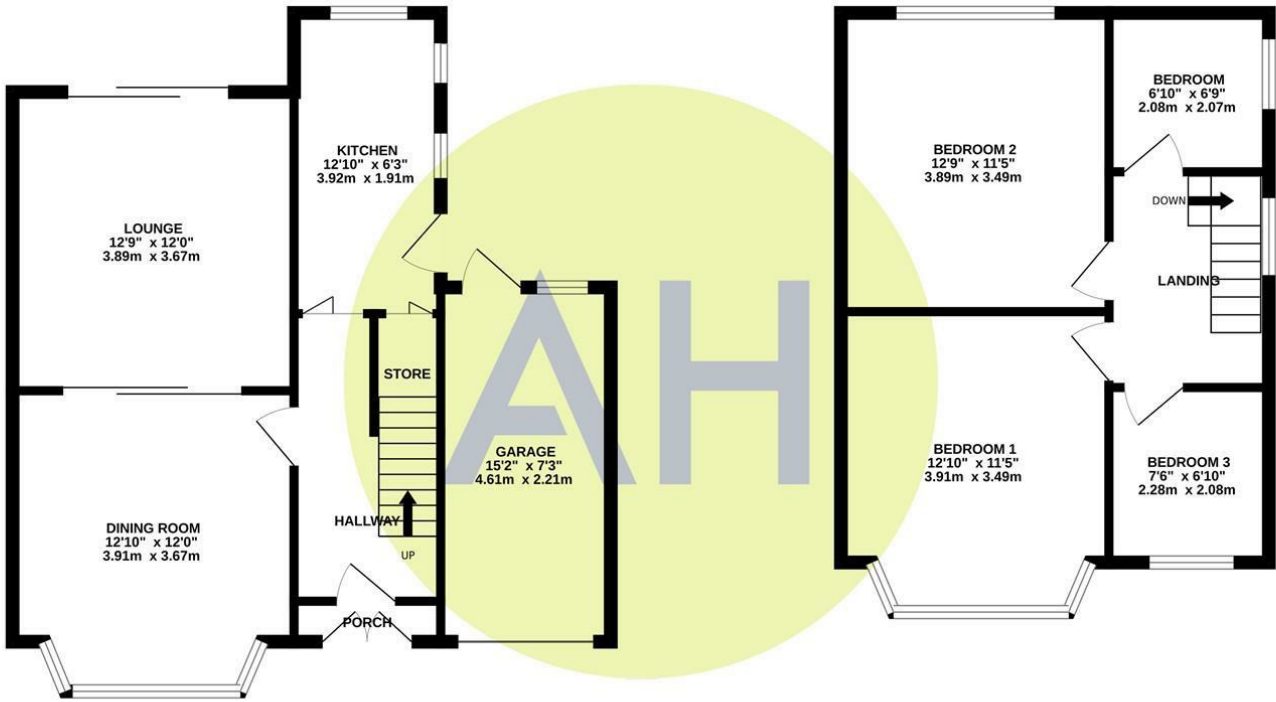






GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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, 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(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.