



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**15 JAMES STREET, M33 3GY**  
**£285,000**



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0161 973 6680 | [WWW.ASHWORTHHOLME.CO.UK](http://WWW.ASHWORTHHOLME.CO.UK) | [INFO@ASHWORTHHOLME.CO.UK](mailto:INFO@ASHWORTHHOLME.CO.UK)



## DESCRIPTION

\*\*\*BEST & FINAL OFFER DEADLINE TUESDAY 4TH FEBRUARY AT 1PM\*\*\*

A STUNNING TWO BEDROOM MID-TERRACE THAT IS PRESENTED IN 'TURN KEY' CONDITION THROUGHOUT AND FORMS PART OF A QUIET CUL-DE-SAC LOCATION CLOSE TO THE AMENITIES OF SALE MOOR VILLAGE AND EXCELLENT TRANSPORT LINKS.

This beautiful home is ready to be enjoyed for years to come and would make an ideal purchase for any first time buyer looking for an attractive terraced home that doesn't require work or updating. The ground floor has been extended making way for breathtaking dining kitchen with skylight windows and bi-folding doors leading onto the larger than average rear garden. Further benefits include a fully boarded loft space providing ample storage, a new main roof in 2021 and a new extension roof in 2024.

Forming part of a popular and quiet location just a moments walk from the many amenities of Sale Moor Village and a short drive from the M60 Motorway network. Sale Town Centre is just 0.7 of a mile away and can be reached on foot in around 15 minutes.

In brief the accommodation comprises: entrance porch, living room and an extended dining kitchen all to the ground floor. To the first floor there are two bedrooms and a modern bathroom that has been fitted with a white suite. Externally to the rear there is a larger than average garden which is mainly laid to lawn.

FREEHOLD. Council Tax Band=B (Trafford).

## KEY FEATURES

- Two bed Victorian mid-terrace
- Extended to the ground floor
- Quiet Cul-De-Sac location
- Close to amenities & transport links
- Open kitchen with bi-folding doors
- Presented to the highest of standards
- Larger than average rear garden
- Fully boarded loft providing storage
- New roof to main house & extension
- Freehold









TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropack v2025

| 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 <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
WWW.ASHWORTHHOLME.CO.UK



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.