



£775,000

DESCRIPTION

AH

2 LYONS FOLD M33 6JF

£775,000

A SUBSTANTIAL AND BEAUTIFULLY PRESENTED 2585-SQFT FIVE DOUBLE BEDROOM PERIOD SEMI-DETACHED FORMING PART OF A SUPERB LOCATION NEAR TO SALE TOWN CENTRE WITH ACCOMMODATION ARRANGED OVER FOUR FLOORS AND BENEFITTING FROM A STUNNING OPEN PLAN DINING KITCHEN, CONVERTED CELLARS, MASTER BEDROOM WITH EN-SUITE, GARAGE AND AMPLE OFF ROAD PARKING.

This vast property has been significantly extended and now ticks all the boxes of the discerning family buyer boasting two spacious reception areas, an impressive open plan dining kitchen with central island and skylight windows, converted cellars, five large double bedrooms (two of which are serviced by modern en-suites), single garage with electric bi-folding door, private rear gardens and off road parking.

The property forms part of a sought after and attractive location surrounded by well maintained period homes of a similar style and character. This highly regarded area of Sale puts the property within easy walking distance of the town centre, Ashton-on-Mersey Village, Dane Road Metrolink and within catchment for the ever popular Park Road Primary which has been rated as 'outstanding' by Ofsted.

In brief the accommodation comprises: Entrance hallway, living room, family room and an open plan dining kitchen. To the lower ground floor there is a cinema/games room, WC with wash basin and a separate utility room. To the first floor there is a breathtaking family bathroom and three double bedrooms two of which are serviced by modern en-suites. To the second floor there are two further double bedrooms. Externally to the rear there is a well maintained, secure and private garden which is mainly laid to lawn with an initial seating/dining area. To the side there is access to the single garage. To the front there is a driveway providing off road parking. FREEHOLD.



KEY FEATURES



- Five double bed period semi-detached
- Presented to an excellent standard
- Stunning open plan dining kitchen
- Park Road Primary catchment
- Accommodation over four floors
- Walking distance of Sale & Ashton Village
- Private and secure rear garden
- Freehold



KEY FEATURES

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A superb opportunity to purchase this substantial family home that offers beautifully presented accommodation arranged over four floors and forms part of a highly sought after location close to fantastic schools and within walking distance of the town centre.

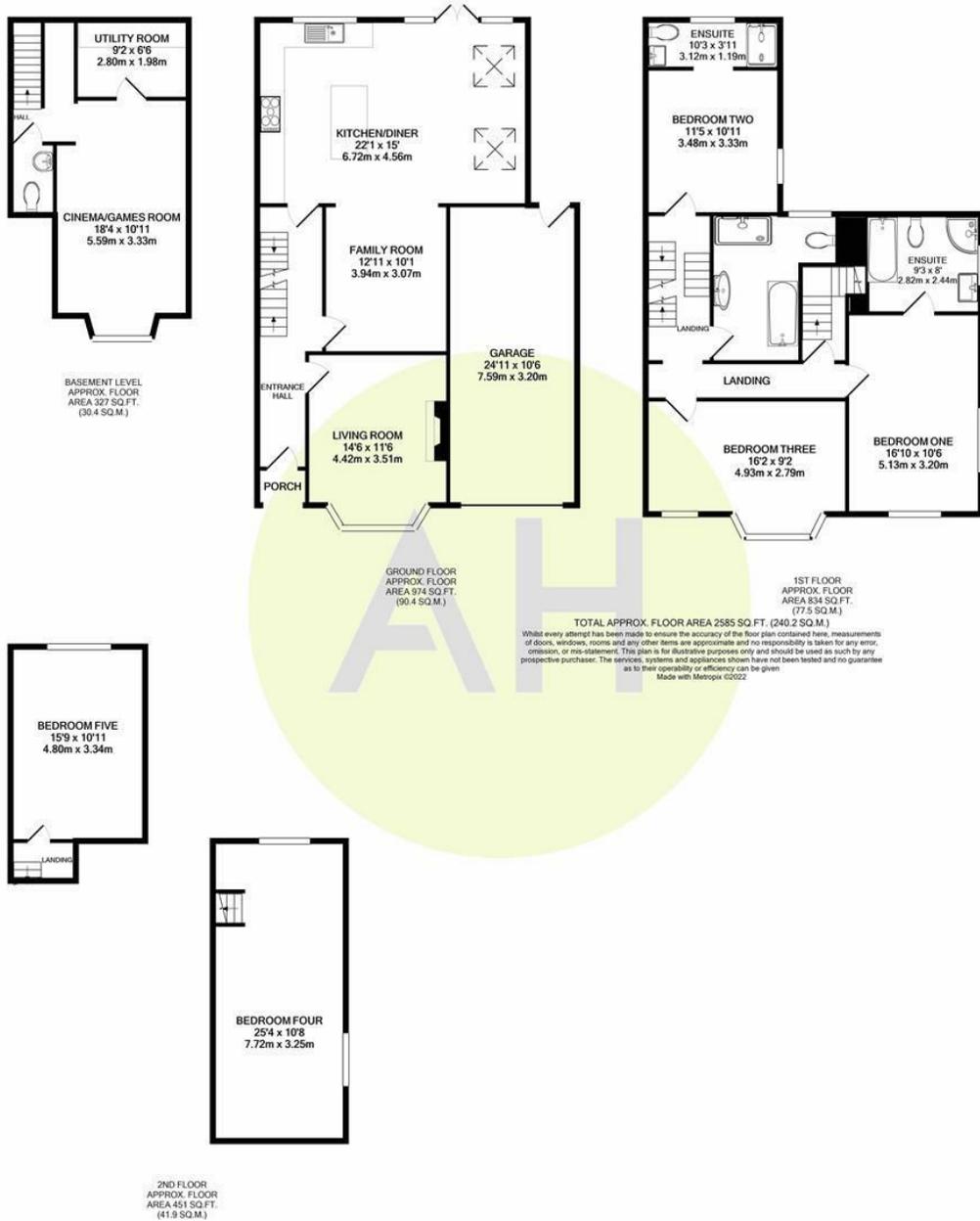




LOCATION

Sale is a vibrant town, having a good choice of local stores with both Tesco and Sainsbury's represented along with M&S Food. There are a good number of restaurants and eateries within walking distance and many more a short drive away. The M60 Manchester orbital motorway passes conveniently along the northern boundary of the town and a number of nearby junctions provide easy access to the remainder of the North West Motorway Network. The Trafford Centre with Selfridges, Debenhams, John Lewis and Marks & Spencer, along with a huge variety of clothing and other stores with its Multiplex Cinema Complex, is within easy reach. Manchester City Centre with its regional facilities including theatre and arts, as well as specialist shopping is also close by as is Manchester International Airport with its many worldwide direct connections. Trafford MBC is well known for its excellent education facilities and there are several good schools situated nearby.





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.