



ASHWORTH HOLME

Sales · Lettings · Property Management



49 BELMONT ROAD, M33 6HY
£400,000



DESCRIPTION

OPEN HOUSE SATURDAY 1ST MARCH - CALL TO BOOK YOUR APPOINTMENT

A BEAUTIFULLY PRESENTED THREE-BEDROOM VICTORIAN END-TERRACE IN A HIGHLY SOUGHT-AFTER LOCATION WITHIN THE CATCHMENT FOR PARK ROAD PRIMARY SCHOOL.

Nestled in one of Sale's most desirable locations, this utterly charming Victorian end-terrace offers over 900 sq. ft. of tastefully modernised living space while retaining its stunning period features. The property falls within the catchment area for the highly regarded Park Road Primary School and is just a short stroll from the vibrant amenities of Sale Town Centre, including the newly developed Stanley Square.

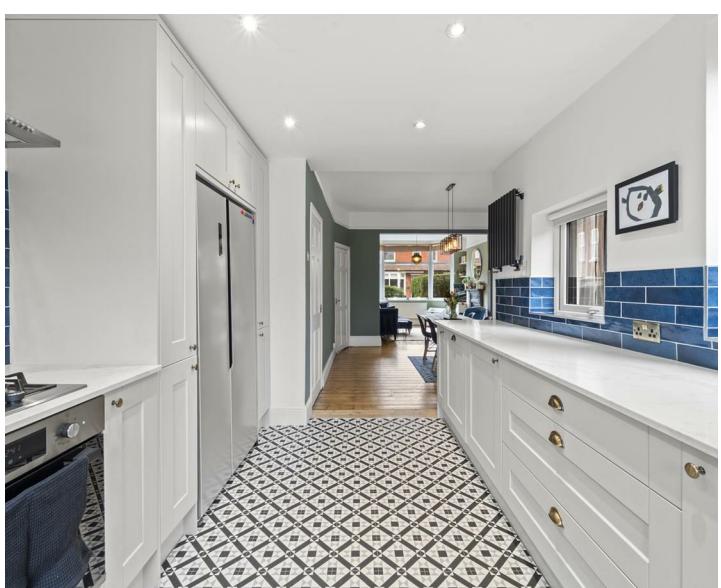
This elegant home boasts a recently fitted kitchen with picture window, seamlessly flowing into a spacious dining area—perfect for modern family living. Two generously sized reception rooms provide flexible living space, while the master bedroom spans the full width of the property. To the rear, an attractive private garden, enclosed by secure panel fencing and the original brick wall, offers a peaceful outdoor space.

The accommodation briefly comprises: A welcoming entrance hallway, a bay-fronted lounge with feature fireplace, and an open-plan dining room (that provides garden access via French doors) leading to a stunning recently fitted kitchen. Upstairs, there are three well-proportioned bedrooms and a modern bathroom. Externally, the property benefits

KEY FEATURES

- Beautifully presented throughout
- Highly sought after location
- Newly fitted kitchen open to the dining room
- Enclosed rear garden & garden to the front
- Three bedroom Victorian end of terrace
- Park Road Primary catchment
- Charming period features throughout
- Gas central heating & double glazing



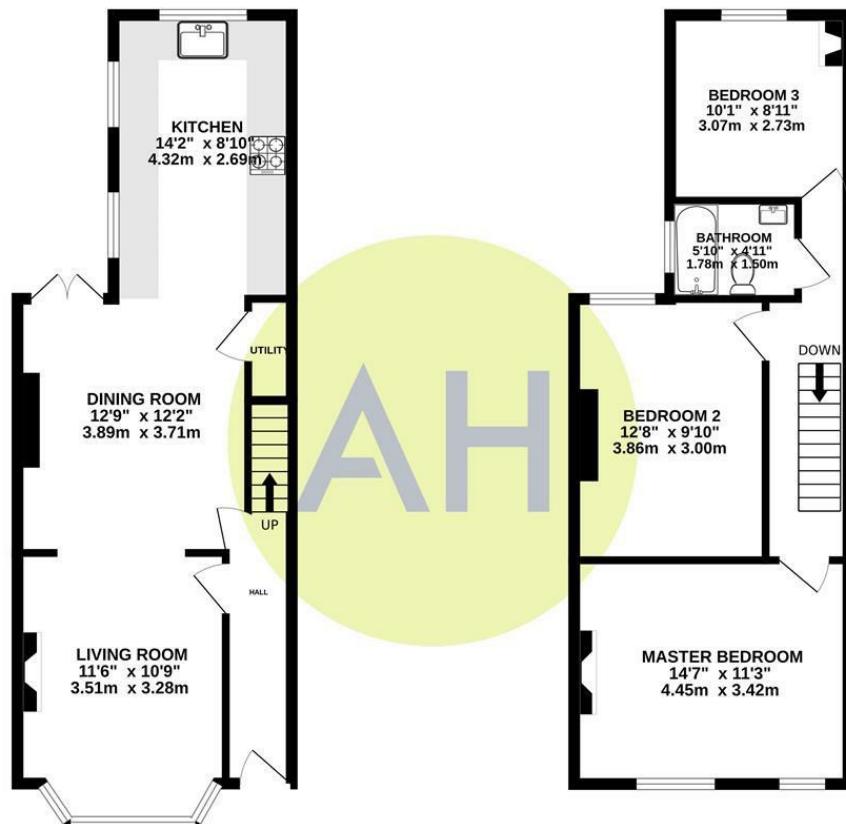


FLOOR PLANS



GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.7 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 and fixtures shown are not 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		78
(55-68) D		
(39-54) E	53	
(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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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK



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