



ASHWORTH HOLME
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52 ROEBUCK LANE, M33 7SH
£340,000



DESCRIPTION

A HIGHLY ATTRACTIVE TWO DOUBLE BEDROOM VICTORIAN TERRACE, POSITIONED AT THE END OF ROEBUCK LANE JUST MOMENTS FROM THE BRIDGEWATER CANAL TOWPATH AND WITHIN EASY WALKING DISTANCE OF SALE TOWN CENTRE.

This considerably larger than average period property offers well-proportioned accommodation throughout and retains a number of charming original features. The house benefits from two reception rooms, an extended modern kitchen, useful cellar storage and gardens to both the front and rear.

Roebuck Lane is a particularly desirable setting thanks to its close proximity to Sale Town Centre, the Metrolink, excellent local schools and the Bridgewater Canal towpath, which provides scenic walking and cycling routes to Sale, Altrincham and Manchester City Centre.

In brief the accommodation comprises: entrance hallway, lounge, dining room and an extended kitchen with patio door access to the rear garden. To the first floor there are two double bedrooms and a modern bathroom. To the lower ground floor there is a useful cellar chamber and coal store providing excellent storage.

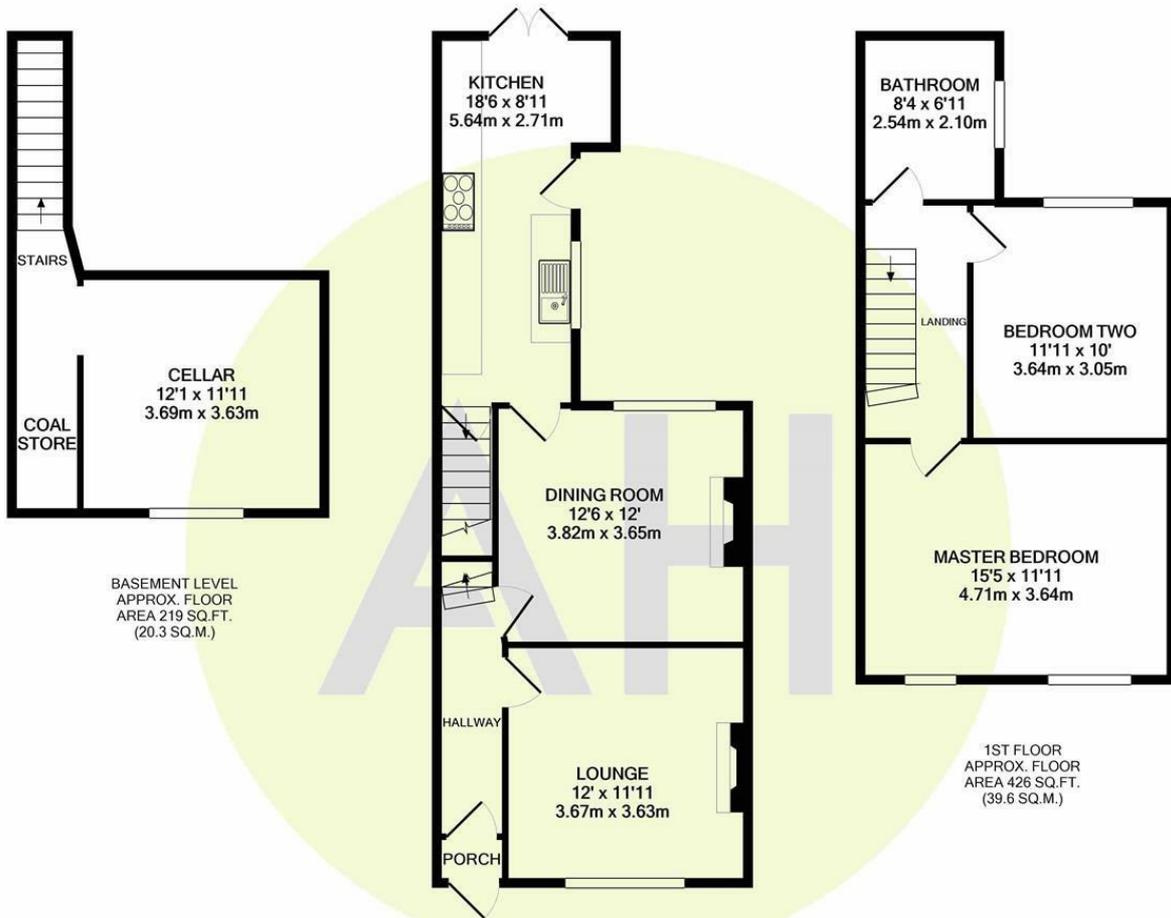
Externally, to the rear there is a south-west facing courtyard garden, whilst to the front there is a walled garden. On-street parking is available with a permit scheme in operation due to the central location.

KEY FEATURES

- Two double bedroom Victorian terrace
- Extended contemporary kitchen
- Cellar providing useful storage
- Just a moments walk from Sale Town Centre
- picturesque canalside location
- Total accommodation is circa 1150-SQFT
- South-west facing courtyard garden
- Springfield Primary catchment (Ofsted Outstanding)
- Two spacious reception rooms
- 19 min tram into Manchester City Centre







GROUND FLOOR APPROX. FLOOR AREA 507 SQ.FT. (47.1 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		56	
(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	



ASHWORTH HOLME

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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