



ASHWORTH HOLME
Sales · Lettings · Property Management



18 HARLEY ROAD, M33 7FP
£300,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED TWO-BEDROOM VICTORIAN MID-TERRACE, PERFECTLY POSITIONED ON THE EVER-POPULAR HARLEY ROAD — JUST A MOMENT'S WALK FROM SALE TOWN CENTRE.

This stunning home is finished to an excellent standard throughout and is ideal for buyers seeking a property that can be enjoyed immediately, without the inconvenience of renovation works. The property underwent a comprehensive renovation in 2017, providing peace of mind all while retaining its period charm.

Improvements carried out in 2017 include the installation of double glazed windows throughout, a full electrical rewire, a new combination boiler (still under warranty and benefitting from a full service history), a new water mains pipe, and replacement copper pipework throughout.

Harley Road is widely regarded as one of Sale's most sought-after terraced streets, with values rising consistently in recent years. The location remains extremely popular with first-time buyers and investors alike, thanks to its close proximity to Sale Town Centre, independent shops, bars, restaurants, and the Metrolink Network.

In brief, the accommodation comprises: a spacious lounge and a breakfast kitchen with access to the rear garden. To the first floor are two bedrooms—one generous double and a single—along with an attractive bathroom. Externally, there is a low-maintenance courtyard garden to the rear with original brick wall boundary, and further garden space to the front. NO ONWARD CHAIN.

KEY FEATURES

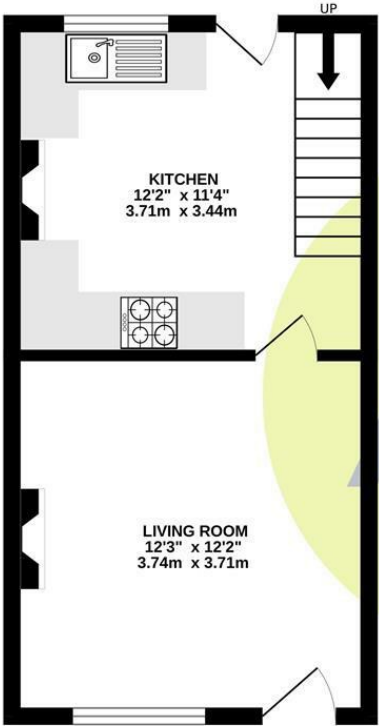
- Beautifully presented Victorian mid-terrace
- Moments' walk from Sale Centre & Metrolink
- Spacious lounge and breakfast kitchen
- Low-maintenance rear courtyard garden
- Prime position on ever-popular Harley Road
- Modern kitchen and bathroom
- Gas central heating and double glazing
- Offered for sale with no onward chain



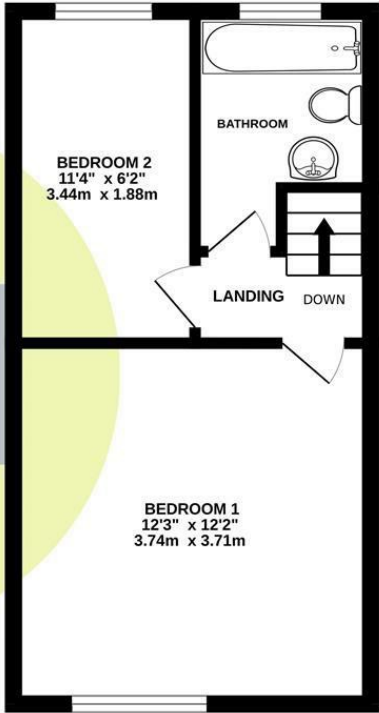




GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.





1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.7 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, 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		88
(81-91) B		
(69-80) C		
(55-68) D	71	
(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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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.