



# ASHWORTH HOLME

Sales · Lettings · Property Management



**3 BARWICK PLACE, M33 6RB**  
**£315,000**

2 1 2



## DESCRIPTION

AN IDEAL PURCHASE FOR FIRST-TIME BUYERS - THIS HIGHLY ATTRACTIVE PERIOD MID-TERRACE HOME OFFERS AN EXCELLENT BLEND OF CHARACTER AND MODERN LIVING AND IS VERY MUCH READY TO BE ENJOYED!

Thoughtfully updated throughout, including a contemporary kitchen and bathroom, the property allows a buyer to simply unpack and settle in.

Situated within walking distance of Sale Town Centre, Brooklands and Sale Metrolink stations, the property is also well placed for excellent school catchments. Sale Town Centre offers a wide range of shops, bars and eateries and continues to be a vibrant and popular location for a multitude of buyers.

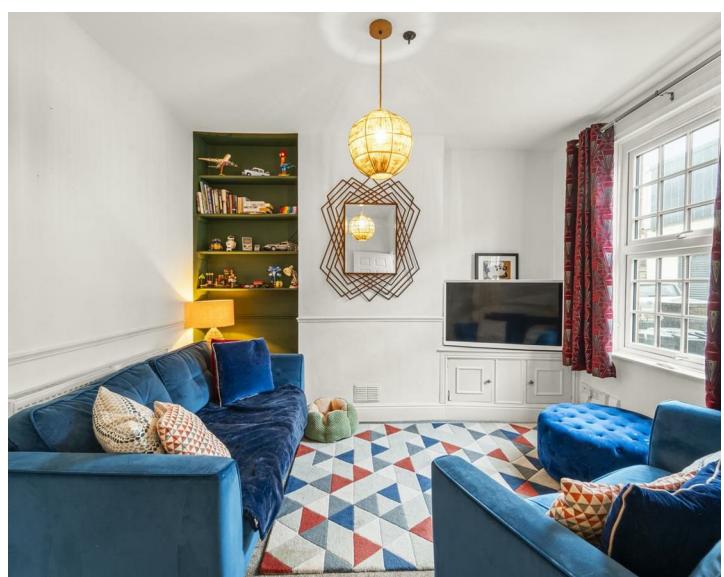
The accommodation begins with an entrance porch opening into a welcoming lounge, featuring high ceilings. To the rear is a separate dining room with views over the rear courtyard garden, leading through to a stylish fitted kitchen with modern base and wall units, a raised pitched roof and skylight providing an abundance of natural light. To the first floor are two well-proportioned double bedrooms and a modern, well-appointed bathroom. Externally, the property benefits from on-street parking (please note this operates on a first come first serve basis) and a rear courtyard, ideal for outdoor seating and entertaining.

A superb home in a highly convenient location and one not to be missed.

## KEY FEATURES

- Attractive period mid-terrace property
- Two well-proportioned double bedrooms
- Contemporary fitted kitchen with skylight
- Rear courtyard garden
- Ideal for first-time buyers
- High ceilings and well proportioned rooms
- Modern bathroom suite
- Parking available (first come first serve)

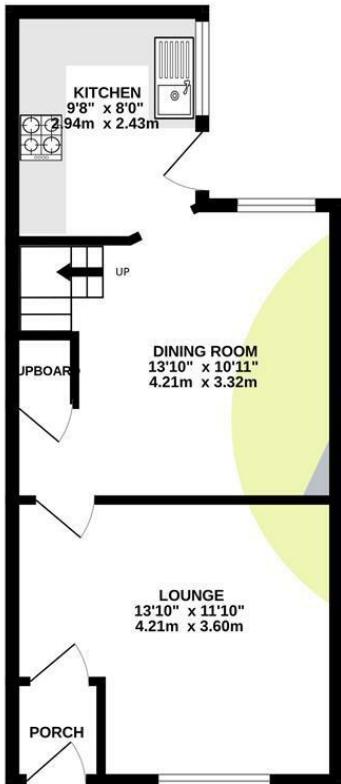




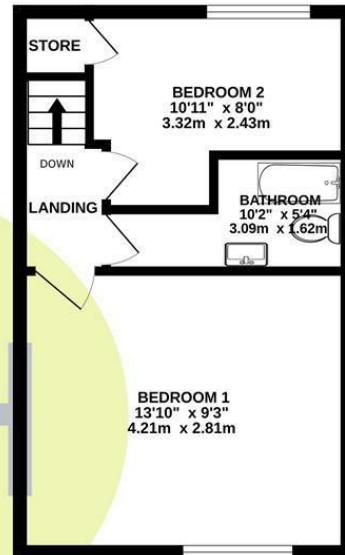
# FLOOR PLANS



GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



AH

TOTAL FLOOR AREA : 711 sq.ft. (66.0 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 service systems shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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	



## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
T 0161 973 6680 E [INFO@ASHWORTHHOLME.CO.UK](mailto:INFO@ASHWORTHHOLME.CO.UK)  
[WWW.ASHWORTHHOLME.CO.UK](http://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.

