



Southern Road, Sale, M33

Asking Price Of £335,000

Property Features

- 1930's Semi-Detached House
- 3 Bedrooms
- Off-Road Parking for Two Cars
- Spacious Private Garden
- Modern Décor
- Open Plan Living-Diner
- Downstairs WC
- Loft Conversion
- Ten Minutes walk to Metro Station
- Within Catchment of Sought-after Primary School
- Five Minutes to Lovely Park

Full Description

This beautifully presented extended 1930's three-bedroom semi, making the ideal family home. Conveniently located with the catchment area of the highly sought-after Park Road Primary School and just a 10minute walk to Dane Road Metro Station. The property is also within close proximity to Sale and Ashton Upon Mersey town centre amenities and just 5 minute walk to the lovely Ashton Park.



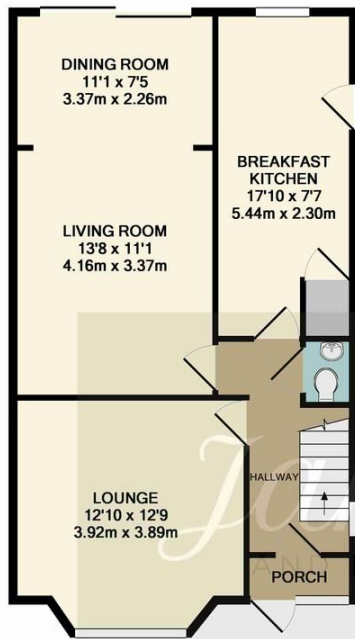
Located on a quiet residential road, the property benefits from off-road parking for two cars; ample garden for a young family (with paved area and lawn); open-plan living dining room, loft conversion and modern decor throughout.

Briefly, the property comprises: Entrance hall with cloak cupboard; living room and open plan dining area with double doors onto garden; modern kitchen with rear access to garden; downstairs WC; staircase leading to first floor; two spacious double bedrooms and one large single bedroom; modern fitted family bathroom; stairs lead to second floor; loft conversion is now used as a home office.

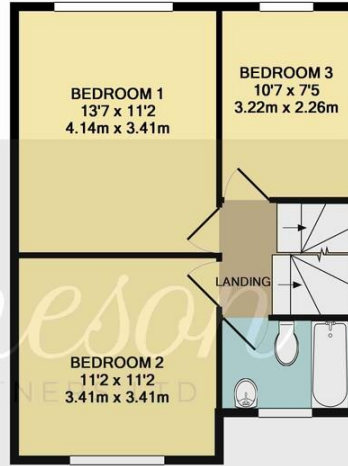
Directions

From Jameson and Partners Ltd office, turn left onto Railway St/A538 and continue to follow for 0.5 miles. Continue onto Barrington Rd/B5164, travel for 0.4 miles then turn right onto Manchester Rd/A56. Follow for 2.3 miles then take Park Road to Southern Road.

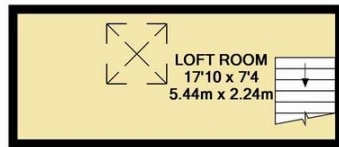




GROUND FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.8 SQ.M.)



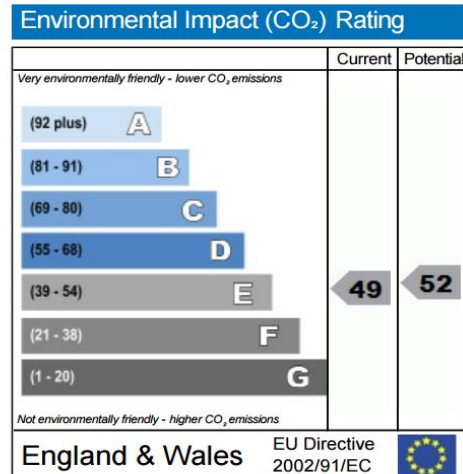
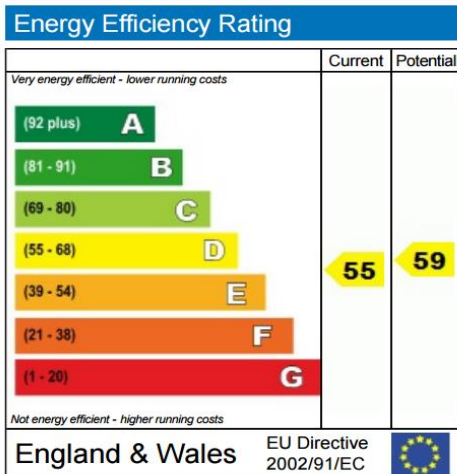
1ST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 131 SQ.FT.
(12.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1184 SQ.FT. (110.0 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
Made with Metropix ©2016



17 The Downs
Altrincham
Cheshire
WA14 2QD

www.jamesonandpartners.co.uk
info@jamesonandpartners.com
0161 941 4445

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check the measurements