

Albion Grove, Sale

Offers Over **£325,000**

HIBBERT HOMES

SALES & LETTINGS

Albion Grove

Sale

This charming mid-terraced house is deceptively spacious and offers a fantastic opportunity to acquire a beautiful Victorian home in the centre of Sale.

Conveniently positioned on a quiet street, the property enjoys easy access to Sale Town Centre and all it has to offer, including its superb range of shops, bars and restaurants. There are also some lovely outdoor spaces in walking distance including the stunning walk along the Bridgewater Canal, with various access points in the vicinity.

The house itself comes well-presented throughout and offers fantastic space ideal for single or couples alike, with potential for some modernisation. The more than ample living space is a great feature of the house, with a front living room, separate dining room and then a further open-plan dining kitchen allowing for great flexibility to suit a range of family and home working setups. The property is well-lit with ample natural light, emphasising the generous room proportions.

The property is approached vis a small front courtyard garden offering a layer of privacy. To the rear is an enclosed courtyard garden with ginnel access.













Albion Grove

Sale

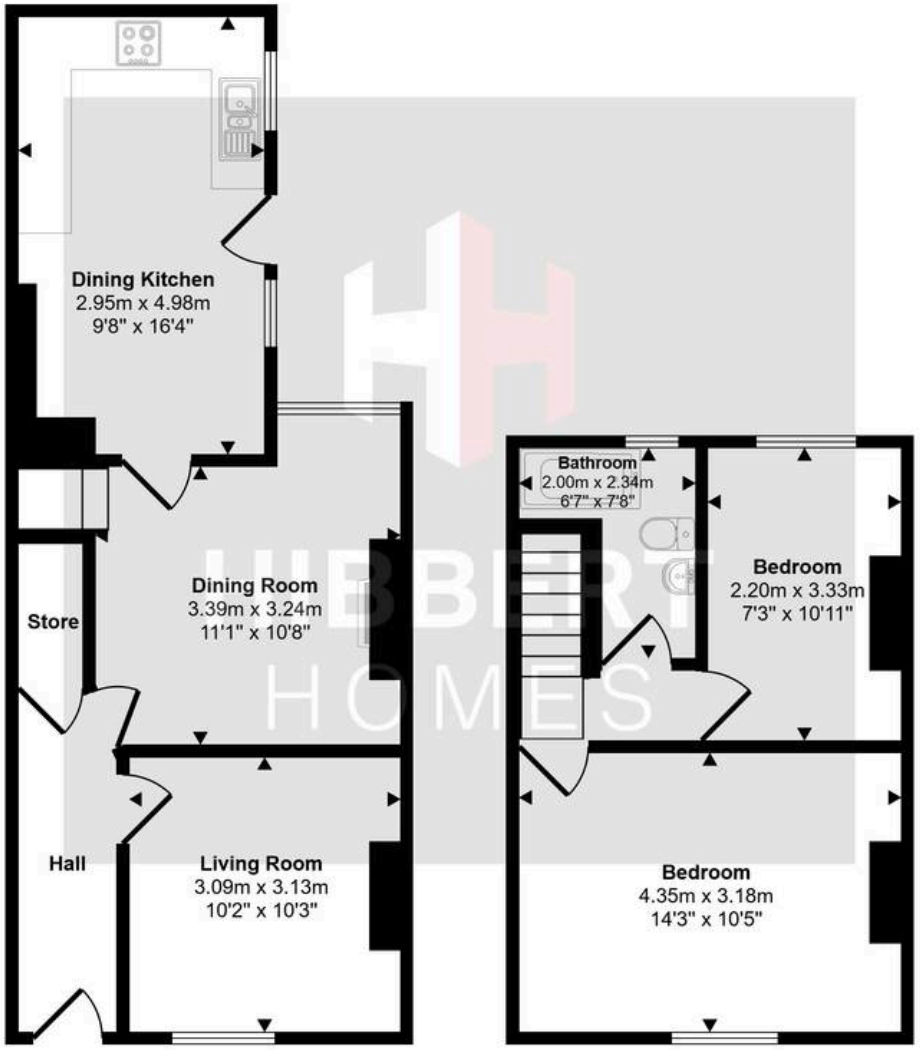
- NO ONWARDS CHAIN
- Charming terraced house at the heart of Sale Town Centre
- Ideal for first-time buyers and investors
- Short walk to all shops, bars and restaurants
- Two bedrooms
- Living room, dining room and open-plan dining kitchen
- Enclosed rear courtyard
- On-street parking

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

Approx Gross Internal Area
73 sq m / 788 sq ft



Ground Floor
Approx 44 sq m / 477 sq ft

First Floor
Approx 29 sq m / 312 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.