IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









213 MARSLAND ROAD | SALE

OFFERS OVER £375,000

NO ONWARD CHAIN A superb end terraced property with superbly proportioned accommodation with much further potential by way of cellar conversion and loft conversion subject to the relevant permissions being obtained. The accommodation briefly comprises entrance hall, bay fronted sitting room with double doors leading onto the dining room and with fitted kitchen beyond. From the kitchen there is access to the two chamber cellars and also an adjacent covered external utility area which in turn leads onto the rear courtyard garden which also has double gates off Heywood Road leading to the detached garage at the rear. To the first floor there are two bedroom, the principal with an adjacent kitchenette and both are serviced by the family bathroom/WC. Courtyard garden to the front. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: M33 3NR

DESCRIPTION

This end terraced property is positioned in a sought after location within close proximity to Sale town centre and with the Metrolink stations at Brooklands and Sale providing a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools and is within easy reach of Sale Grammar School.

The accommodation is well proportioned throughout yet offers any prospective purchaser the opportunity to extend by way of loft conversion or full cellar conversion subject to any relevant permissions being obtained. The existing accommodation is approached via a welcoming entrance hall which leads onto the bay fronted sitting room with double doors then leading onto the dining room at the rear. From the dining room there is access onto the kitchen fitted with a comprehensive range of cream units and with access to external utility area and also to the cellar space.

To the first floor there are two excellent double bedrooms, the principal benefitting from an adjacent kitchenette and the accommodation is completed by the bathroom/WC fitted with a white suite with chrome fittings.

Externally there is a courtyard garden to the front whilst to the rear the gardens are paved for easy maintenance and there are gates leading to the driveway off Heywood Road and garage beyond.

A superbly proportioned property with much further potential and ideally positioned.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Hardwood front door. Laminate flooring. Radiator. Ceiling cornice. Stairs to first floor.

SITTING ROOM
15'8" x 12'7" (4.78m x 3.84m)
With PVCu double glazed bay window to the front. Laminate flooring. Ceiling cornice. Radiator. Double doors to:

DINING ROOM
13'6" x 11'8" (4.11m x 3.56m)
With PVCu double glazed window to the rear. Radiator. Laminate flooring. Ceiling cornice. Recessed low voltage lighting. Access to:

KITCHEN
11'0" x 8'0" (3.35m x 2.44m)
Fitted with a comprehensive range of cream wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill. Space for fridge. PVCu double glazed window to the rear. Hardwood door provides access to the external utility area. Radiator. Tiled splashback.

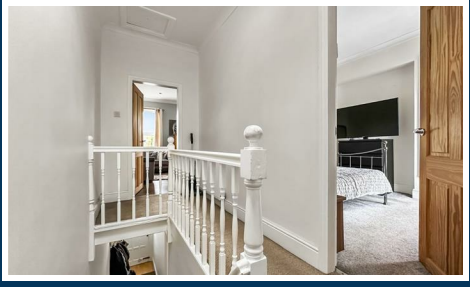
CELLARS

CHAMBER 1
17'0" x 15'4" (5.18m x 4.67m)

CHAMBER 2
13'9" x 12'2" (4.19m x 3.71m)
With impressive ceiling height and ripe for full conversion subject to any relevant permissions being obtained.







FIRST FLOOR

LANDING
Loft access hatch. The loft is ripe for conversion subject to the relevant permissions being obtained. Radiator. Ceiling cornice. Skylight.

BEDROOM 1
16'8" x 12'5" (5.08m x 3.78m)
Two PVCu double glazed windows to the front. Recessed low voltage lighting. Ceiling cornice. Fitted wardrobes. Laminate flooring. Kitchenette with stainless steel sink unit plus hob and plumbing for washing machine. Extractor fan. Tiled splashback.

BEDROOM 2
12'0" x 11'2" (3.66m x 3.40m)
PVCu double glazed window to the rear. Fitted wardrobes. Ceiling cornice. Radiator.

BATHROOM
11'0" x 8'0" (3.35m x 2.44m)
Fitted with a white suite with chrome fittings comprising tiled shower enclosure, bath, WC and vanity wash basin. Airing cupboard housing combination gas central heating boiler. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Half tiled walls.

OUTSIDE
To the front of the property is a courtyard garden. To the rear is an external utility area with access to an external store and the rear garden. The rear gardens are flagged for easy maintenance and there are double gates leading off Heywood Road providing access to the garage at the rear. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "C"

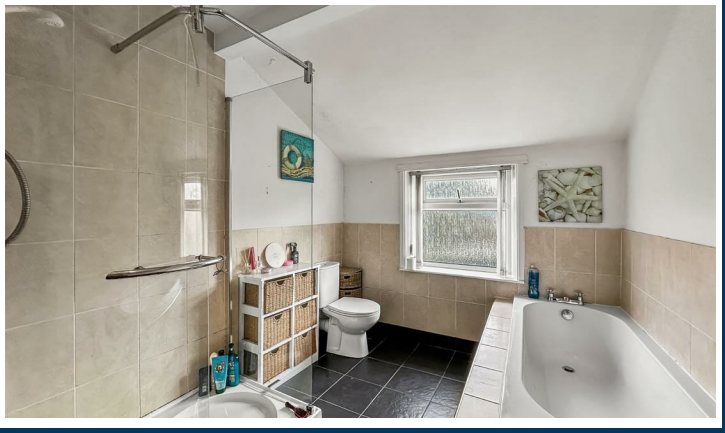
TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

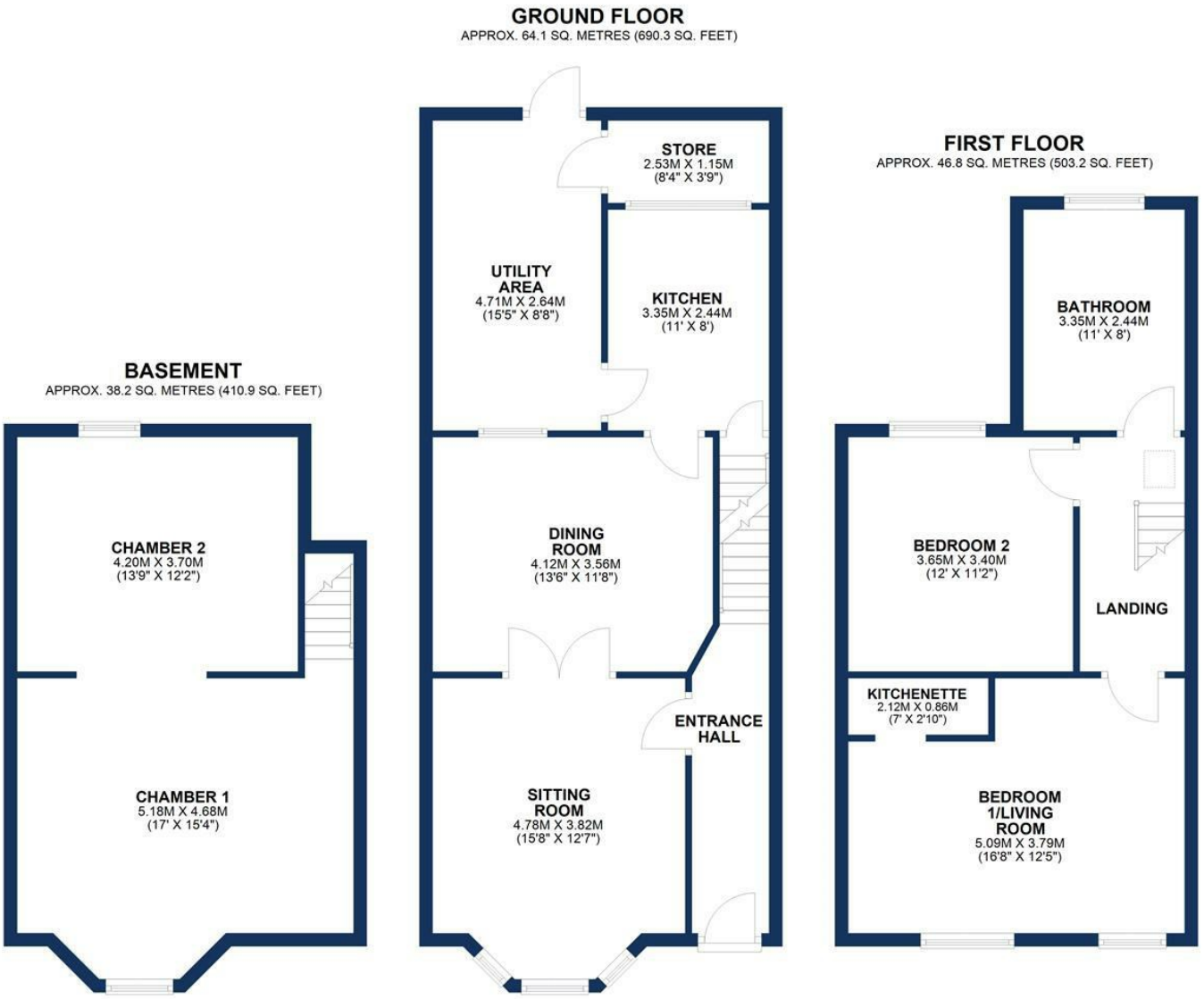








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TOTAL AREA: APPROX. 149.1 SQ. METRES (1604.4 SQ. FEET)

Floorplan for illustrative purposes only

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