



1 Brighton Grove, Sale, Greater Manchester, M33 7EZ

****CHAIN FREE****

A delightful three-bedroom, end-terrace home in the heart of sale offering well-proportioned living space, excellent local amenities and a spacious layout across two floors. Perfect for a first-time buyers, young families or investors.

The ground floor offers a seamless flow between living, dining and kitchen area sitting at the rear. Upstairs hosts three well-proportioned bedrooms alongside a contemporary three-piece bathroom suite.

Enjoy a private courtyard at the rear - ideal for al fresco dining or quiet relaxation. Convenient permit parking is available at the front.

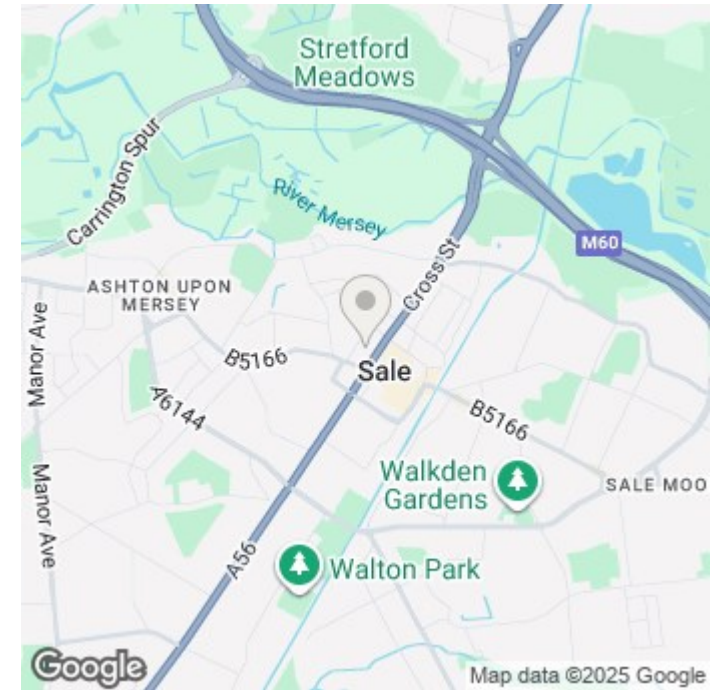
Freehold. EPC D. Council Tax Band B.

£285,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

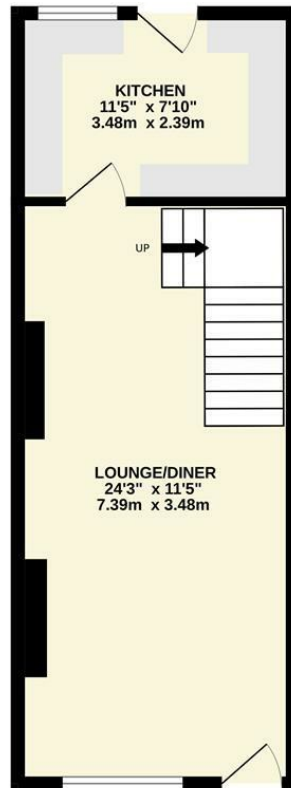


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

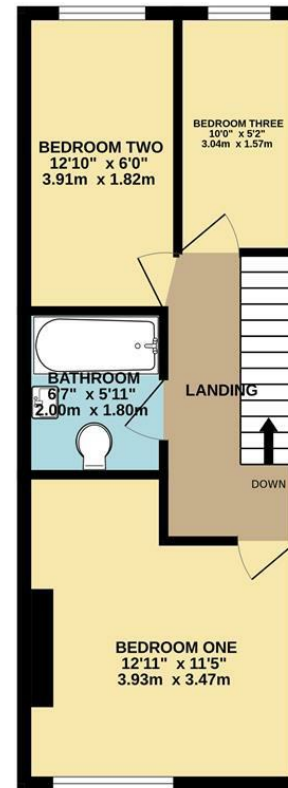
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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