



39 Temple Road, Sale
Sale

£375,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



39 Temple Road

Sale, Sale

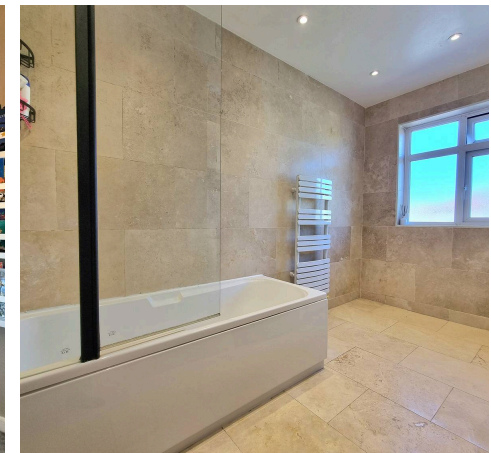
Set on the idyllic 'Temple Rd', This charming two bedroom terraced house presents an exceptional opportunity for those seeking a stylish and characterful home in a highly desirable location within walking distance of Sale Moor Village. Immaculately presented throughout, the property seamlessly blends a wealth of original features with modernised decor, creating a warm and inviting atmosphere ideal for both relaxing and entertaining. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

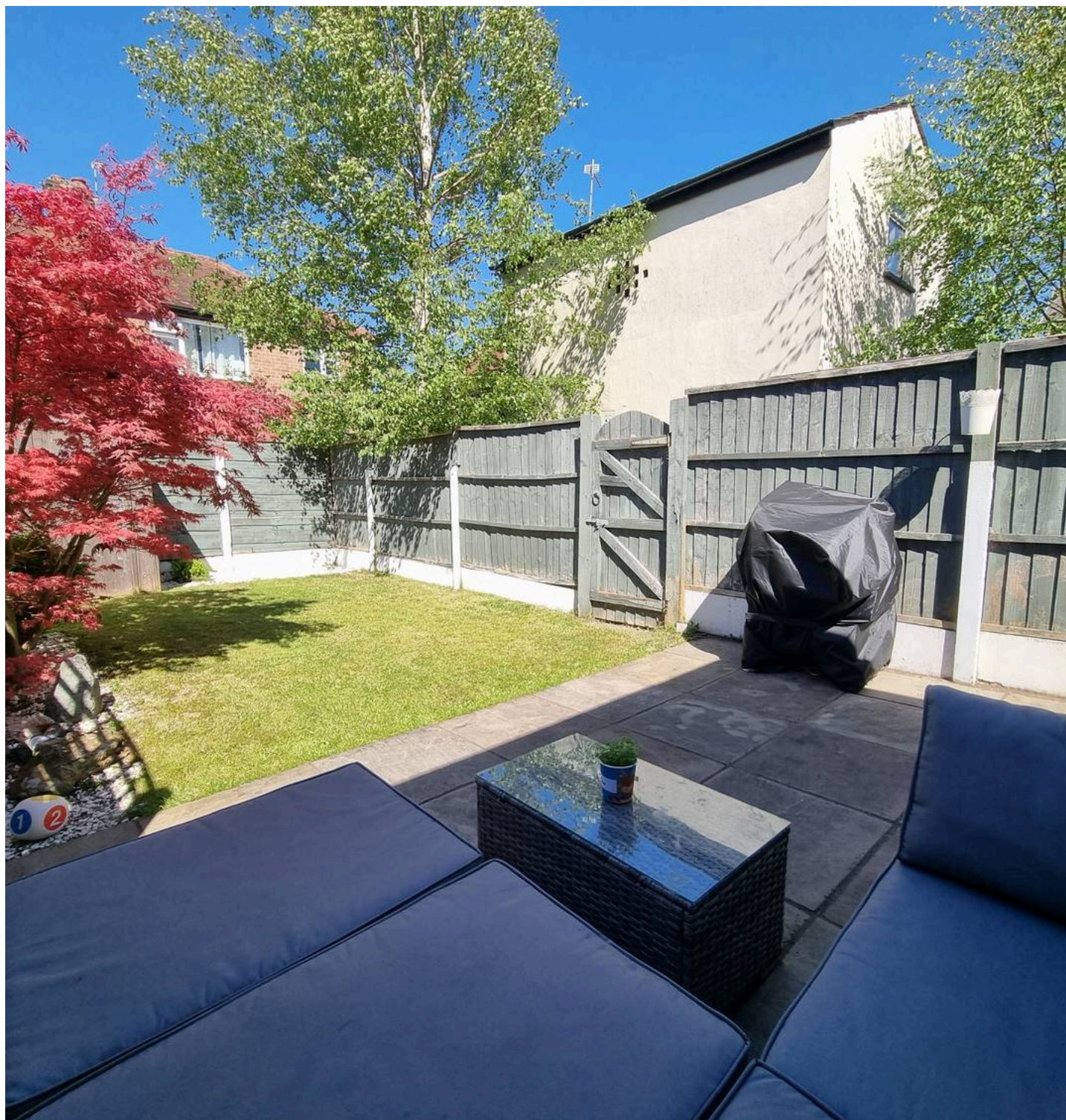
- Boasts Off-Road Parking & Low Maintenance Rear Garden
- Within Walking Distance To Sale Moor Village
- Abundance Of Original Features Throughout
- Modernised Decor Throughout



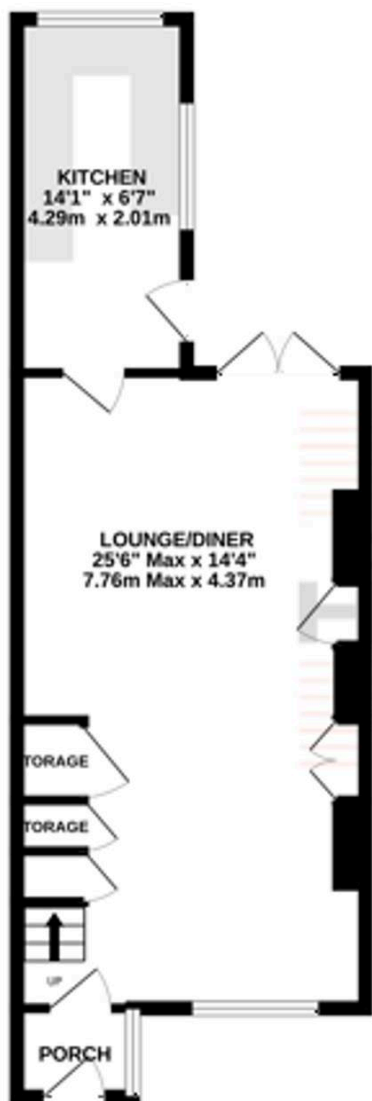
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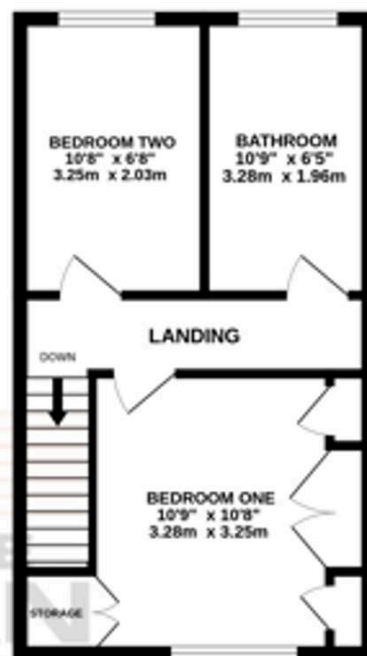
Upon entering, you are greeted by a welcoming hallway that leads into a spacious open plan living and dining room, thoughtfully designed to maximise natural light and provide a versatile space for every-day living. High ceilings, original coving are complemented by contemporary finishes, ensuring a harmonious blend of period charm and modern comfort. The well-appointed kitchen is fitted with a range of quality units and integrated appliances, There is creative storage throughout the property, mainly under the stairs . Upstairs, there are two generously proportioned bedrooms, each benefiting from large windows and attractive decor. The modernised bathroom features a sleek suite, contemporary tiling and stylish fixtures, delivering both functionality and a touch of luxury. Practicality is further enhanced by off-road parking, a rare and sought-after feature for properties in this area, offering convenience for residents and visitors alike. The property also boasts a low maintenance rear garden, perfect for those with busy lifestyles who still wish to enjoy outdoor living. Located just a short stroll from the vibrant amenities of Sale Moor Village, residents can enjoy an array of independent shops, cafes and excellent transport links, making this an ideal choice for professionals, first time buyers or downsizers. With gas central heating, double glazing and a thoughtful layout designed for modern living, this delightful home offers comfort and style in equal measure. Early viewing is highly recommended to fully appreciate the quality, character and superb location of this exceptional property.



GROUND FLOOR
459 sq ft (42.7 sq.m.) approx.



1ST FLOOR
357 sq ft (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq ft (75.8 sq.m.) approx.

While 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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