



Guide price £600,000

TENURE : FREEHOLD

Oldfield Road, Sale, M33

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

NO ONWARD VENDOR CHAIN

CELLAR TO REGULATIONS

LOFT TO REGULATIONS

COUNCIL TAX BAND D

EPC D

Trading Places Estate Agents

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TRADING PLACES

*****LOFT CONVERSION AND RECENTLY CONVERTED CELLAR CONVERSION***** TRADING PLACES are proud to present to the market this magnificent 2000 SQFT EXTENDED EDWARDIAN FOUR BEDROOM/TWO BATHROOM semi-detached residence sits in a highly desirable location within walking distance of a number of 'outstanding' schools, Sale town centre, Sale metrolink as well as beautiful parks such as Worthington Park & Priory Gardens.

Offering a popular central location and positioned on a highly desirable tree lined road with the benefit of a DRIVEWAY PROVIDING OFF ROAD PARKING this wonderful family home reveals spacious family accommodation approaching 2000sq/ft. A storm porch leads to the hallway which in turn leads through to a well-proportioned elegant bay fronted lounge and a separate dining room. A newly fitted stylish kitchen breakfast room includes patio doors opening to a South West facing lawned rear garden. To the lower ground floor the property promotes a full cellar conversion providing games room, cinema room, utility room and a wc. To the first floor the accommodation includes three spacious bedrooms and a contemporary family bathroom. Additionally there is a loft conversion which reveals a large double bedroom with separate shower room. Externally to the rear there is a decked patio and lawn area with a summerhouse. To the front a driveway providing off road parking and garden. A STUNNING FAMILY HOME WHICH NEEDS TO BE VIEWED TO APPRECIATE THE ACCOMMADTION ON OFFER.

VENDORS COMMENTS

Work done since the vendor owned the property, Boiler 3 years old, Cellar 1 ½ years ago, planning permission granted, final sign off not done they will get an indemnity or retrospective regs. New roof, Damp course 3 years ago, Lintels under the door replaced when the cellar was done, Replaced the backdoor and the whole house was rewired.

Parking permits are roughly £40 from the council for a year, if the fence to the back is removed, they can fit two card on the driveway. Parking free for 3 hours and on the weekends.

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