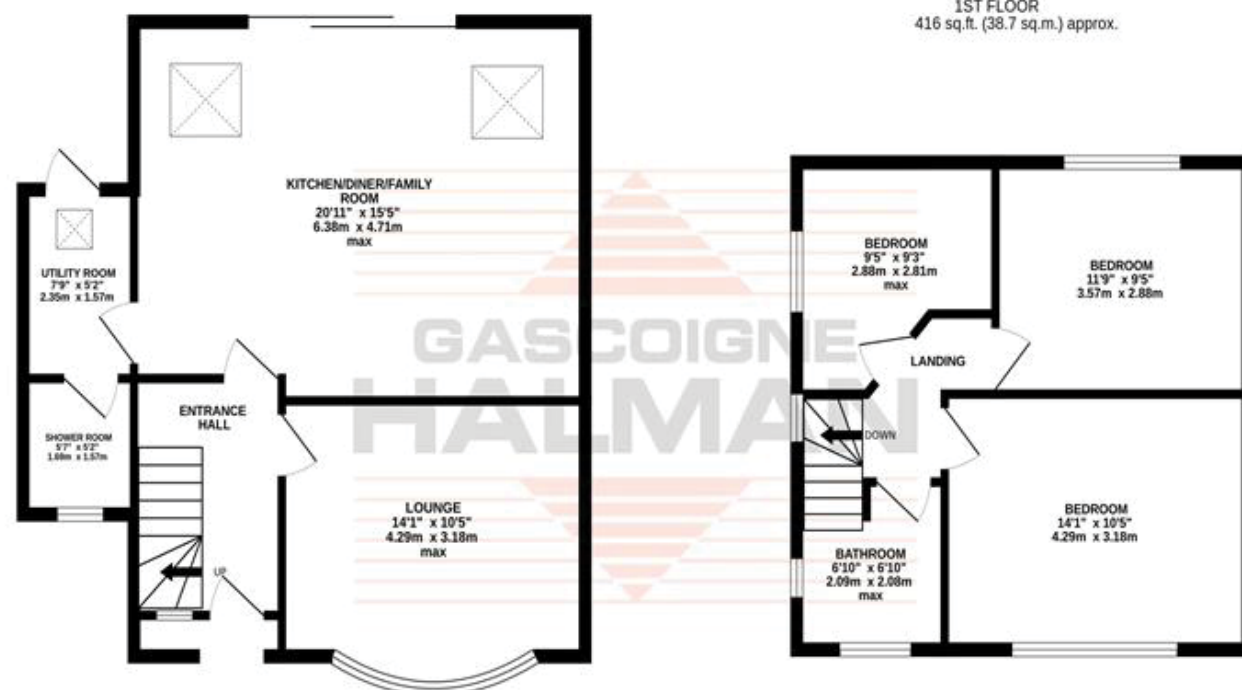


67 SOUTH GROVE
Sale
OFFERS OVER
£550,000

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq.ft. (96.2 sq.m.) approx.

Whilst 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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NOTICE

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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



An extensively renovated, intelligently remodeled and impressively enhanced bay-fronted period residence, with open plan living/ dining kitchen with utility room, three bedrooms, and two modern bath/ shower rooms, set within easy reach of Sale town centre, Brooklands and Sale metrolink tram stops, and sought-after schools including St Joseph's Primary, Springfield Primary and Sale Grammar School.

NO CHAIN

GASCOIGNE HALMAN

- Period Bay Fronted Semi Detached Home
- Three Double Bedrooms & Two Newly Fitted Bath/ Shower Rooms
- Modernised Throughout To 'Turn Key' Standard

- Prominently Positioned Close To Excellent Transport Links & Outstanding Schools
- Wonderful Open Plan Kitchen/ Dining Room & Useful Utility Room
- Off Road Parking For Multiple Cars & Offered With No Onward Chain

**OFFERS OVER
£550,000**

67 SOUTH GROVE

Sale



Having been comprehensively enhanced, intelligently remodelled, and stylishly improved, a handsome period bay-fronted semi-detached residence, boasting an impressive 'turn key' finish, with extended accommodation including a striking open plan living/ dining kitchen and three bedrooms. The property boasts a new boiler & radiators as well as benefiting a complete electric re-wire throughout. Being set in a much-sought position close to Sale town centre, Brooklands metrolink, key primary and secondary schools, and useful amenities, this property is certain to appeal to someone looking for their next family home. Upon approach the home enjoys a spacious paved and hard-standing frontage offering ample off-road parking,

with the house boasting handsome part-rendered and classic deep red brick elevations. Accessed via a useful storm porch, the home begins with a welcoming entrance hall with useful under-stair storage. To the front is a large bay-fronted living room with charming cornicing whilst to the rear of the hall is the extended, remodeled and largely versatile main hub of the home; the living/ dining kitchen. Complete with stylish newly refitted kitchen with attractive base units, feature central island, multiple skylights and twin sliding doors to the garden. Off the kitchen is a separate utility room with rear door to the garden plus a new modern ground floor shower room with stylish contrasting floor and wall tiling.

To the first floor are three well sized bedrooms, and a new stylist bathroom complete with charming original circular stained glass window and contrasting wall and floor tiling. Externally the home enjoys a large frontage offering ample off-road parking, with a secluded rear garden, with lawned garden, fenced boundaries and graveled patio.

LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in

the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

DIRECTIONS

For sat nav purposes M33 3AR

TENURE

Freehold subject to verification by Solicitor

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford BC - Band C

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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