

Abbey Road, Sale, M33 6HT



This three-bedroom end-terraced house in Sale is located close to a popular school in Trafford and offers spacious accommodation, making it ideal for families. The property features a welcoming entrance, leading into a generous living room with plenty of natural light with double doors into the dining area. The well-proportioned kitchen provides ample storage and work space, There's also a convenient downstairs WC. Upstairs, you'll find three good-sized bedrooms, with the master bedroom benefiting from extra space with built-in wardrobes. The family bathroom is well-maintained and fitted with modern fixtures. Externally, the property has a small front driveway while the rear garden offers a private, low-maintenance space that is ideal for outdoor entertaining or relaxation and is paved. Being situated in a sought-after area of Trafford, with easy access to local amenities, parks, and excellent transport links. EPC GRADE D. A FABULOUS FIRST TIME BUYERS HOME.

Offers in Excess of £375,000

PORCH

Entering from the front of the property into a brick built porch which has upvc double glazed doors and window.



HALLWAY

Into a galley hallway, with high ceilings and feature arches, with wooden flooring, wall mounted radiator and with access to the ground floor rooms and stairs to the first floor.

LIVING ROOM

This bright and airy room has a bay upvc double glazed window, wooden flooring and a centre light fitting with wall lights. Double doors take you into the dining area.



DINING AREA

The dining room has wooden flooring and a feature gas fireplace, wall lights to the ceiling and a centre light fitting with access to the kitchen



KITCHEN

A large kitchen with a range of wall and base units with integrated gas hob and electric oven, washing machine, dishwasher, fridge freezer and vinyl flooring. Upvc double glazed window overlooking the rear and spotlights to the ceiling. The kitchen also has a useful room with a downstairs wc.



DOWNSTAIRS WC

A downstairs wc with hand basin.

STAIRS AND LANDING

The stairs are carpeted and lead to a long landing area, with access to the loft.

MASTER BEDROOM

The master bedroom is of good size and has fitted wardrobes, and dual aspect upvc double glazed windows offering in lots of light making this a pleasant room. With a centre light fitting and wall mounted radiator and carpeted flooring.



BEDROOM 2

A double bedroom with a upvc double glazed window overlooking the rear of the property with blinds, and a centre light fitting with carpeted flooring.

BEDROOM 3

A Good sized single bedroom which is carpeted and has a upvc double glazed unit with blinds, a centre light fitting and wall mounted radiator.

BATHROOM

A modern bathroom with fully tiled walls and wall mounted heated towel radiator, bath with an overhead shower and centre spotlights to the ceiling. Frosted upvc double glazed window, hand basin and wc. Laminate flooring.

GARDENS AND OUTSIDE AREAS

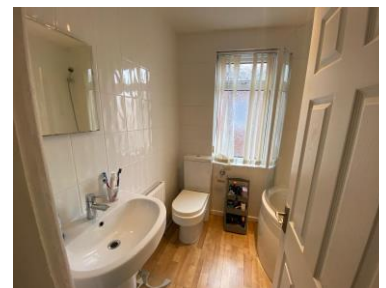
To the front of the property is a small garden with shrubs and small wall. To the rear of the property accessed either from a side gate or the back door is a large outside yard mainly paved with fencing around it.

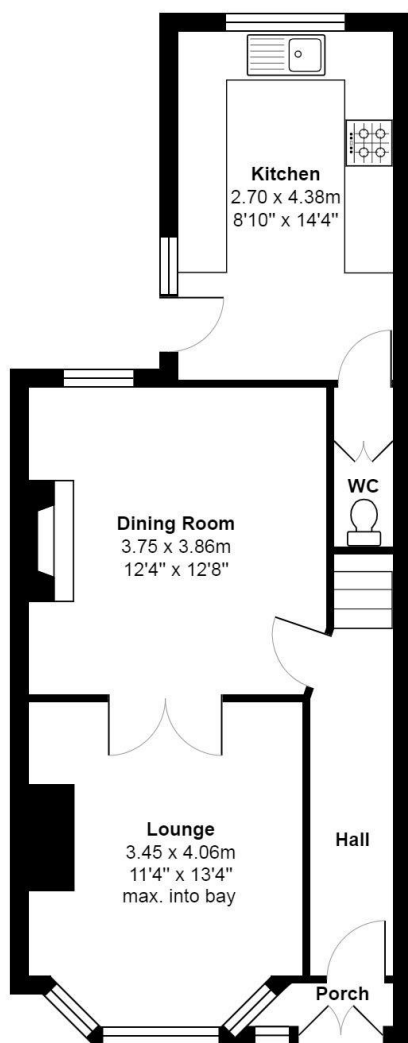
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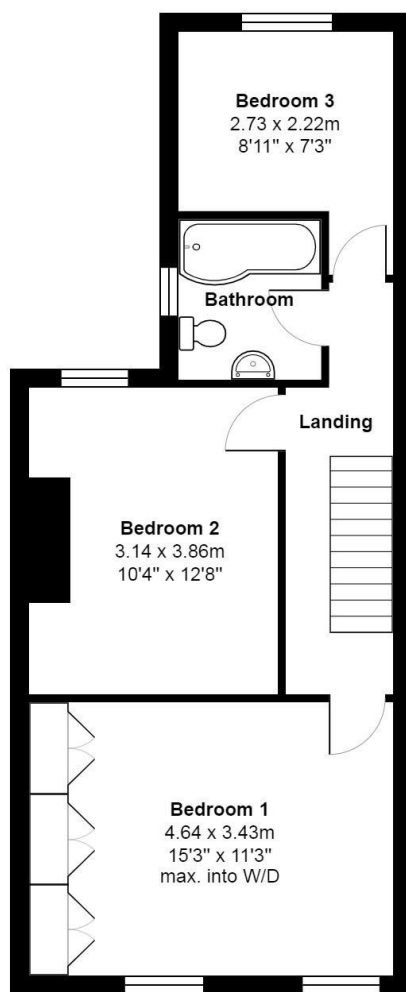
DISCLAIMER 2

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.





Ground Floor



First Floor

Total Area: 94.3 m² ... 1015 ft²

All measurements are approximate and for display purposes only