



# 221a Marsland Road, Sale, M33 3NR

Offered for sale with NO ONWARD CHAIN, this superb and deceptively spacious property is set over three floors and enjoys a prime location on Marsland Road, Sale, within easy reach of Brooklands Metrolink Station, Sale town centre, and a wide range of local amenities, schools, and transport links.

The property provides versatile and flexible living accommodation, ideal for modern family life. The open-plan ground floor offers a bright and sociable space, perfect for both everyday living and entertaining. The first floor provides excellent flexibility, with the potential for up to three bedrooms or an additional sitting room, depending on your requirements. The top floor offers further well-proportioned bedrooms, creating a layout that can easily adapt to a variety of lifestyles.

Presented in lovely condition throughout, this home is ready to move straight into, featuring tasteful décor and well-maintained interiors. Externally, the property occupies a convenient position close to excellent transport connections into Manchester city centre and beyond.

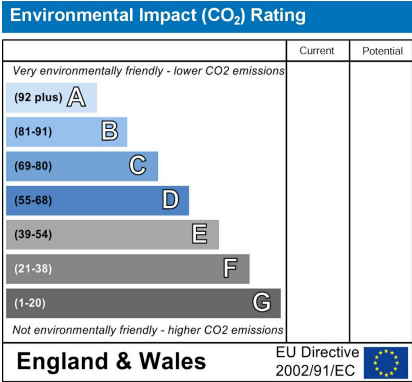
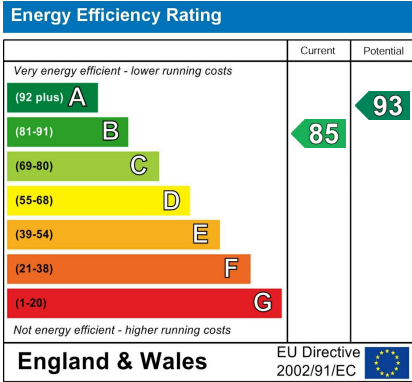
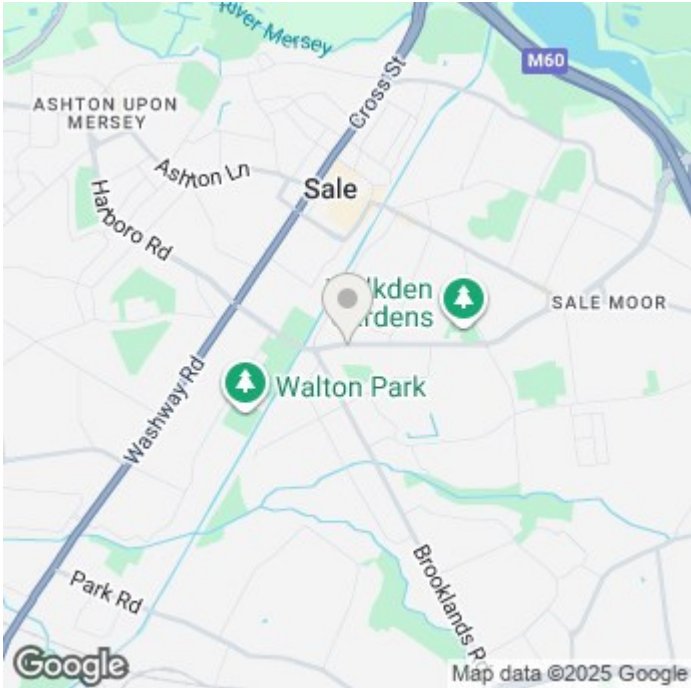
A fantastic opportunity to acquire a stylish and flexible home in one of Sale's most sought-after locations. Early viewing is highly recommended.

## £650,000

### Viewing arrangements

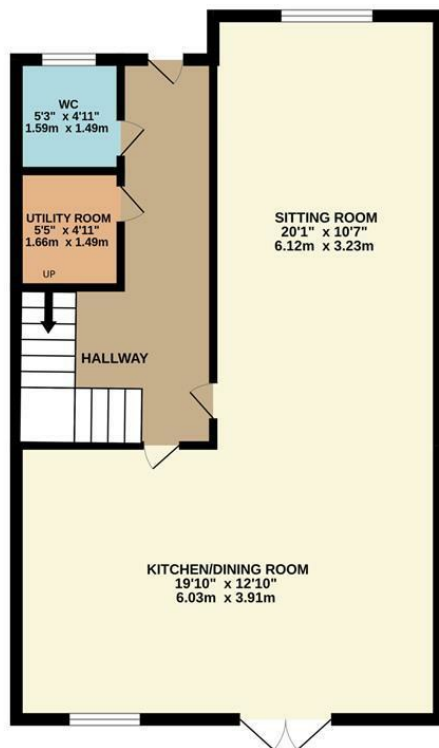
**Viewing strictly by appointment through the agent**

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

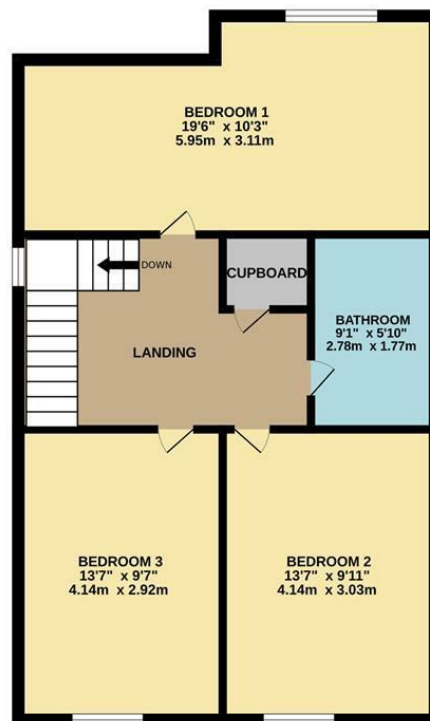




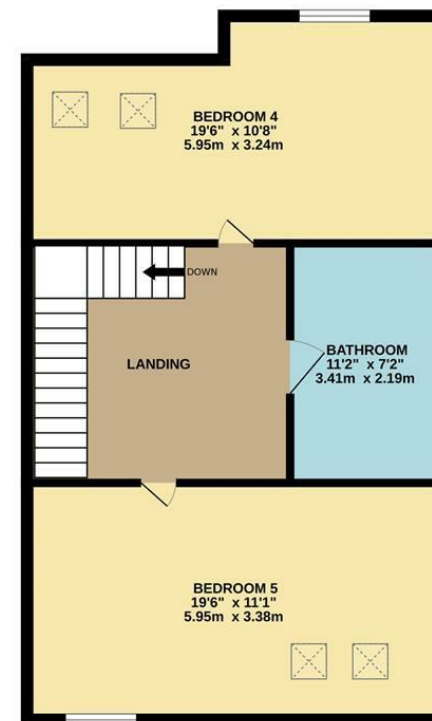
GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



2ND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1879 sq.ft. (174.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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