



**Poplar Grove, Sale, Cheshire, M33**

**Guide Price: £500,000**

*Freehold*

# Poplar Grove, Sale, Cheshire, M33

Unlock the Potential of Your Future Home! Offered with NO ONWARD CHAIN.

A rare opportunity to create your dream home. This four-bedroom Victorian end terrace is brimming with character and history, offering a canvas for your imagination to run wild. Located on Poplar Grove, close to the Metrolink, excellent schools, and Sale Town Centre, this property is not just a house; it's a chance to create your new home.

Nestled in the heart of Sale, Cheshire, this property is perfectly situated near the Metrolink, ensuring easy access to transportation for your daily commute. It's also close to excellent schools and Sale Town Centre, providing convenience and an abundance of amenities on your doorstep.

You enter the home into a spacious entrance hall which offers access to the ground and first floor accommodation. The ground floor comprises three reception rooms and fitted kitchen whilst the upper floors house four good size bedrooms and a family bathroom.

With the property being an end terrace there is huge scope for extension to the side (subject to planning permission), the rear garden is low maintenance with walled boundaries.

The property is the perfect blank canvass for you to add your personal touch.

- Freehold
- EPC Grade TBC
- Council Tax Band D



Total area: approx. 119.9 sq. metres (1290.8 sq. feet)





## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.