



Shrewsbury Road, Sale, Brooklands, M33

Offers Over £500,000

Freehold

Shrewsbury Road, Sale, Brooklands, M33

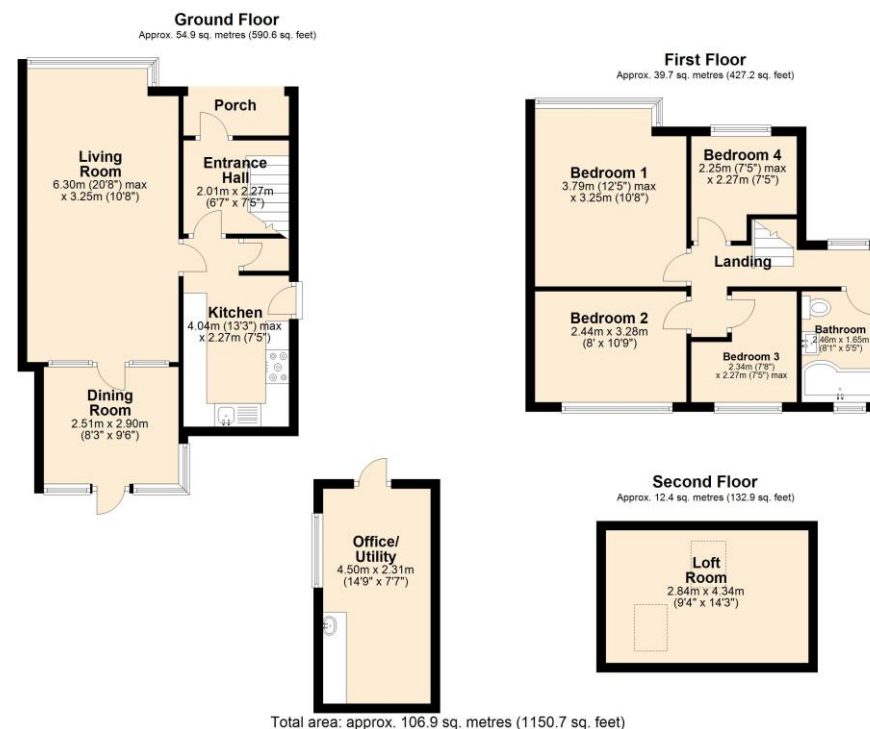
Situated on the popular Shrewsbury Road just off Brooklands Road is this FOUR BEDROOM Semi Detached Home. Ideally positioned for access to outstanding schooling, with easy reach of the Metrolink and access to Sale Town Centre and its abundance of amenities this is a ideal family home.

The property is accessed via a driveway providing off road parking. As you enter the property you are greeted by a spacious entrance hall which provides access to the first and ground floor accommodation. The living room is a fantastic size at 20ft in length and is lit via a bay window to the front elevation, patio doors lead to a dining room which also offers access to the rear garden via a further patio door. The kitchen is fitted with a range of base and eye level units with roll top work surfaces and tiled splash backs, a range of integral and free standing appliances also furnish the kitchen.

The first floors reveals FOUR bedrooms, two of which are doubles and two single rooms. There is a modern three piece bathroom suite with shower over bath. The landing provides access to the loft room which has drop down ladder which is fitted with two sky lights and floored making this a great additional space.

Externally there is a private enclosed rear garden with paved patio and the rest mainly laid to lawn with timber fence boundaries. The garage has been converted into a fantastic utility/ office space.

- Freehold
- EPC GRADE D
- Council Tax Band C







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

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.