



Greenoak Drive, Sale, M33

Guide Price: £475,000

Freehold

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**** Offered with NO ONWARD CHAIN **** This incredible BUNGALOW has been lovingly refurbished by its current owner to create a wonderful THREE bedroom family home. Greenoak Drive is located just off Brooklands Road and therefore is conveniently located close to the Metrolink, motorway networks, zoned for outstanding schooling whilst also being close to Sale Town Centre and its abundance of amenities.

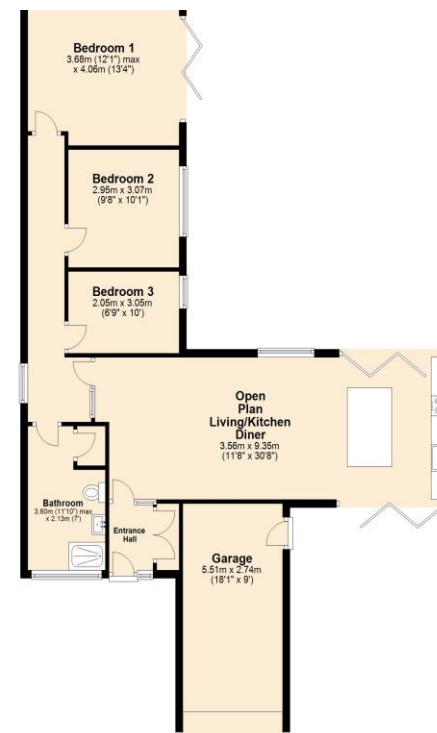
You approach the property via an immaculate driveway providing off road parking for several cars and access to the integral garage. The garage is fitted with shelving, space for a dryer and where the properties boiler is located. Well-manicured lawned areas surround the driveway and help set the tone for this super home.

As you enter the property you walk into a spacious entrance hall with double doored coat storage. A glass door which allows the flow of natural light provides access to the 30ft open plan kitchen/ dining/ living room. Lit via a floor to ceiling window and two sets of bi folding doors this room really is the heart of the home. With ample for space the whole family to relax, dine and entertaining this versatile space is something special. The kitchen area is fitted with a modern range of base and eye level unit with integral appliances, a large island with additional storage unit provides ample space for entertaining, all lit via LED ambient lighting.

There are three good size bedrooms, the main bedroom with bi-folding doors leading to the beautiful rear garden. The family bathroom is fitted with a double walk in shower with rainfall shower head and separate attachment, WC and vanity wash hand basin, there is a utility cupboard which is plumbed for a washing machine with extra storage.

Externally to the rear there is a stunning garden which is mainly laid to lawn with well stocked mature flower beds. A paved patio is located near the bi-folding doors to the kitchen creating a fantastic space for alfresco dining. A gate to the rear offers access to Baguley Brook.

The property is fully underfloor heated and offers various guarantees such as 25 Years on the kitchen, 5 on appliances and 10 years on the taps.



Total area: approx. 101.1 sq. metres (1088.2 sq. feet)

- Freehold
- Council Tax Band C
- EPC Grade TBC





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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.