



Chestnut Drive, Sale, Cheshire, M33

Guide Price: £500,000

Leasehold

Chestnut Drive, Sale, Cheshire, M33

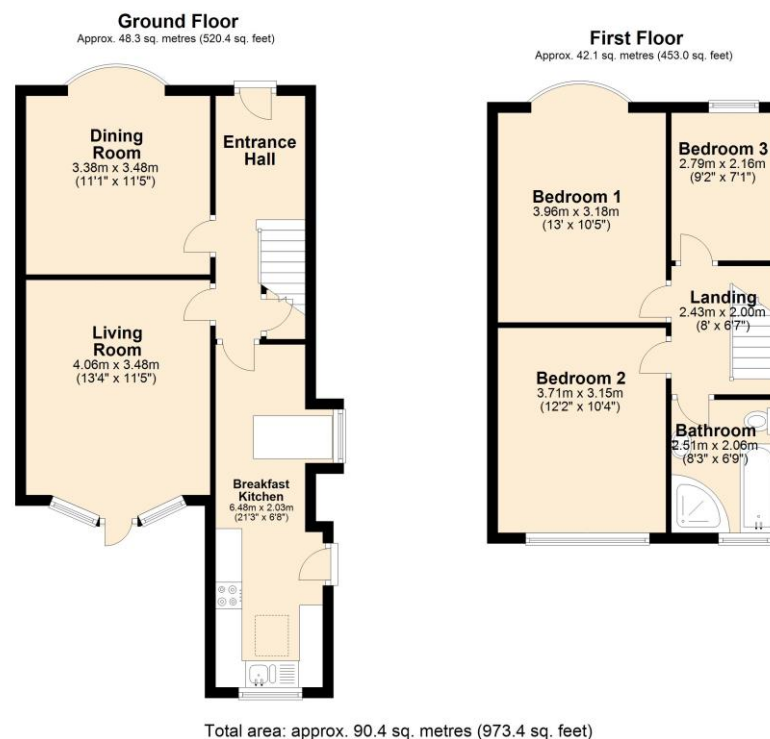
** Offered with NO ONWARD CHAIN ** Located on the popular Chestnut Drive, Sale is this THREE BEDROOM Detached Home. Within close proximity to popular schooling including Tyntestfield Primary School, walking distance to the Metrolink and within easy reach of several green spaces such as De Quincey and Woodheys Park this truly is a fantastic family home.

This home offers huge scope for development and extension* and is a fantastic family home. You enter the home into a spacious entrance hall which provides access to the ground floor and first floor accommodation. The property offers two fantastic size reception rooms, one to the front of the house lit via a large bay window whilst the one to the rear offers a patio door leading to the rear garden. The breakfast kitchen is fitted with a modern range of base and eye level units with roll top work surfaces, a breakfast bar provides a great space dining.

The first floor is home to THREE bedrooms, two of which are good size double bedrooms and a large single. The bathroom is fitted with a four piece suite comprising walk in shower, bath, WC and wash hand basin.

Externally to the front there is a driveway providing off road parking whilst to the rear there is a private enclosed garden with the majority laid to lawn with hedge and fenced boundaries, a paved patio area offers a great space for entertaining. There is also the added benefit of a detached garage.

- Leasehold
- 999 years from 22 December 1932
- Council Tax Band E
- EPC Grade D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.