



Princes Drive, Sale, Trafford, M33

Offers Over: £300,000

Freehold

Princes Drive, Sale, Trafford, M33

Within walking distance to Sale Moor Village and prominently positioned on Princes Drive is this double fronted period end terrace home. An ideal purchase for first time buyers, professionals or buy to let investors.

This home has been lovingly cared for by its current owners and offers two good size reception rooms, the dining room is fitted with Amtico flooring and lit via a large window to the front allowing heaps of natural light to flood the room. The Living room provides a great space to relax and is fitted with bespoke shelving and storage either side of the chimney breast. The kitchen is furnished with a modern range of base and eye level units, a breakfast bar offers a great space for dining and entertaining, space for free standing appliances.

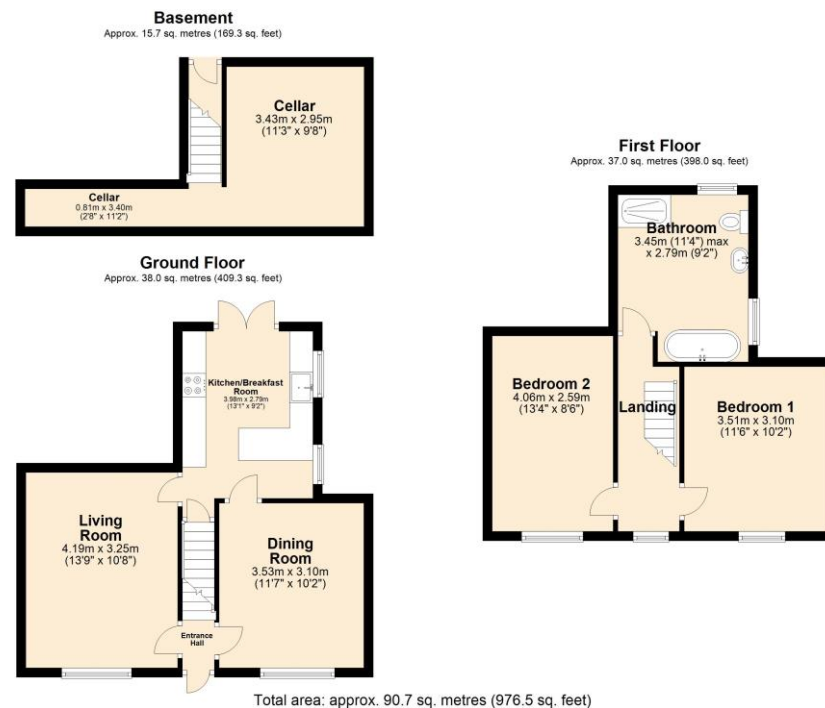
The first floor is home to TWO DOUBLE bedrooms and a large four piece family bathroom with separate shower cubicle and bath. The landing provides access to a full boarded loft space which is ideal for that extra storage space.

The property also benefits from a cellar which provides great storage space and scope for conversion.

Externally to the rear there is an enclosed courtyard with gated side access.

Princes Drive is located close to Sale Moor Village and Sale Town Centre meaning there is a wealth of amenities on your door step including transport links, green spaces such as Walkden Gardens whilst also being close to popular schooling.

- Freehold
- EPC Grade D
- Council Tax Band B







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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.