



Langdale Road, Sale, Trafford, M33

Guide Price: £650,000

Freehold

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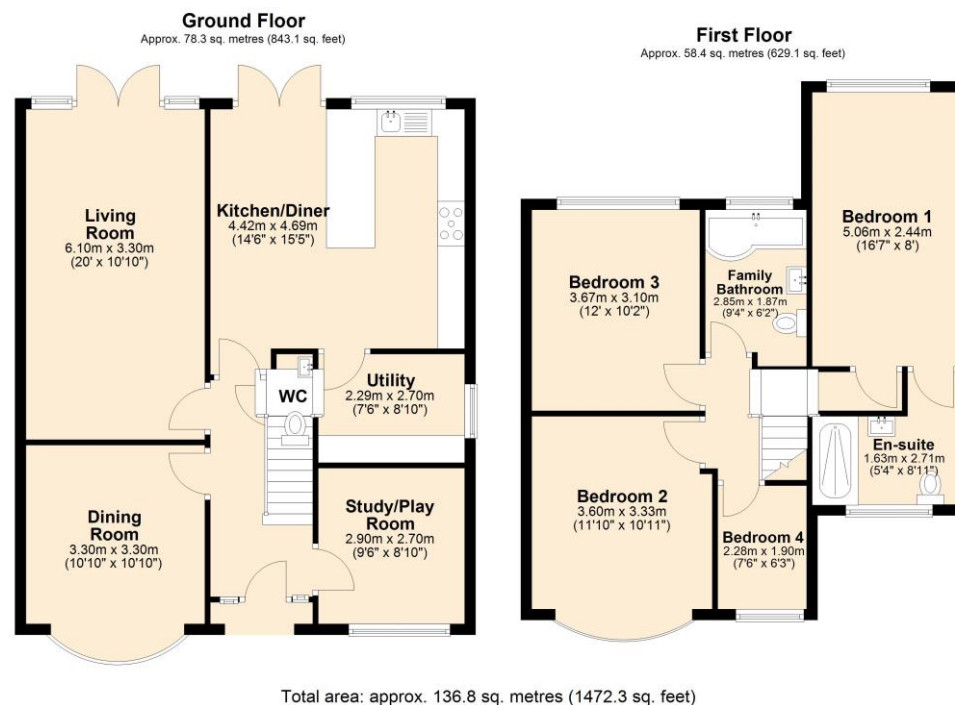
A fantastic opportunity to purchase a FOUR BEDROOM extended semi-detached home located in a highly desirable location within catchment for excellent schooling whilst also being close to Sale Town Centre, within walking distance to Park Road Metrolink, the canal and Walton Park. An all round fabulous family home that must be viewed to be appreciated.

This beautiful home has been lovingly cared for and upgraded by its current owners and is ready for any new owner to just bring their suitcases. You approach this home via a driveway providing off road parking on an imprinted concrete driveway. As you enter the property you are met with a well presented entrance hall which provides access to the ground and first floor accommodation. On your left there is a spacious dining room which is lit via a bay window to the front elevation allowing heaps of natural light to flood the room. To the rear there is an extended living room with patio doors leading to the rear garden creating a great flow from indoor to outdoor living. The kitchen diner offers an amazing space for the whole family to relax and dine and is furnished with a modern kitchen with integral appliances. Just off the kitchen there is the added addition of a utility room. There is also a snug/ home office located just off the entrance hall too.

The first floor offers FOUR bedrooms all of which are a fantastic size. The main bedroom is located to the right hand side and offers a tranquil space to unwind and is equipped with wardrobes and a contemporary en-suite bathroom with walk in shower. Bedrooms two and three are also furnished with fitted wardrobes. The family bathroom offers a modern spacious bathroom.

Externally to the rear there is a private enclosed garden with the majority laid to lawn with pressed concrete paved patio area surround with timber fence boundaries.

- Freehold
- EPC Grade TBC
- Council Tax Band C







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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.