



Grosvenor Road, Sale, Trafford, M33

Offers Over: £425,000

Freehold

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** Offered with NO ONWARD CHAIN ** Located in a much sought after area in the heart of Ashton Upon Mersey Village is this beautifully presented THREE BEDROOM Semi Detached Home with huge scope for extension, an ideal purchase for professional couples or growing families.

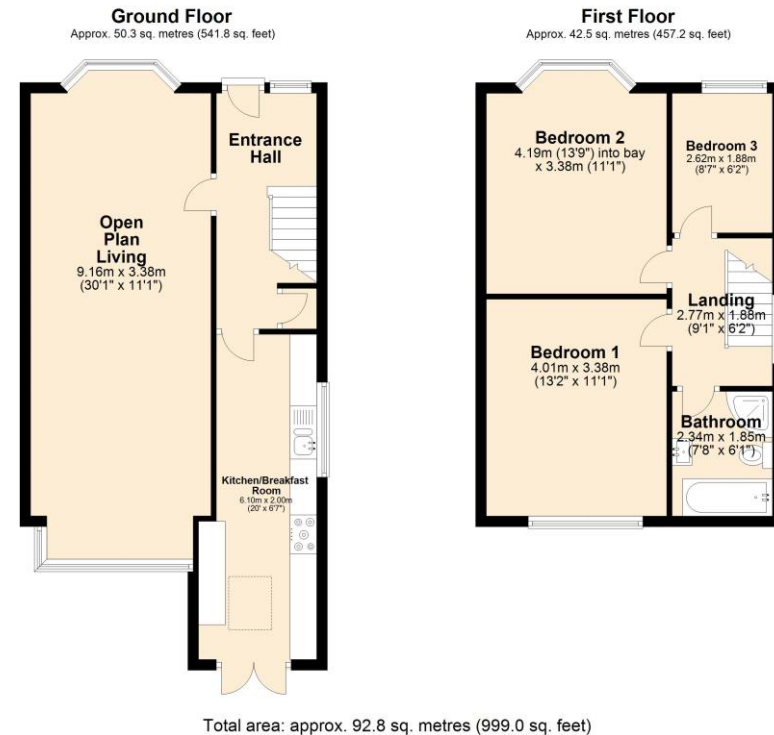
This immaculate bay fronted semi-detached home offers a great space for the whole family with accommodation over two floors. As you approach the property you are greeted by a driveway which provides off road parking for two cars with The property itself comprises a spacious entrance hallway, open plan living/ dining room which is flooded with natural light via dual aspect bay windows. The kitchen is fitted with a contemporary range of base and eye level units with skylight window and patio doors leading to the rear garden.

The first floor is home to THREE bedrooms, one of which is furnished with fitted wardrobes and a four piece family bathroom.

Externally to the rear there is a fabulous size rear garden which is mainly laid to lawn with raised flower beds, paved patio area and space for outdoor storage.

This property is certain to suit those in search of some of Trafford's most popular schools whilst also being with close proximity to Ashton Park and Ashton Village and its abundance of amenities.

- Freehold
- EPC Grade D
- Council Tax Band C







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	63
(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	

The Property Man

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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.