



Warbreck Grove, Sale, Trafford, M33

Offers Over: £350,000

Freehold

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Situated on a peaceful cul-de-sac, this well presented 3-bedroom semi-detached home is the perfect purchase for first time buyers, professional couples or buy to let investors. With spacious living areas, a detached garage, and a charming garden, this home is ideal for those seeking a quiet yet accessible location in the heart of Sale Moor.

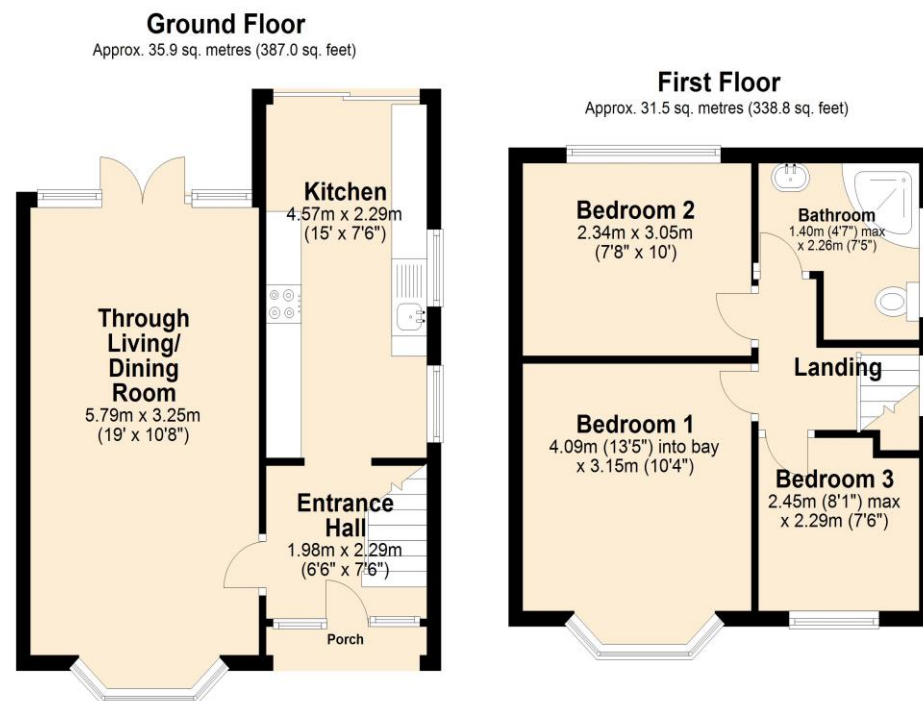
Upon entering this delightful property, you are greeted by spacious entrance hall which leads you to a generous through lounge and dining room. This bright and airy open-plan space is perfect for both entertaining and relaxation, with ample room for both a dining table and a cozy seating area. Large windows flood the room with natural light, creating a welcoming and warm atmosphere. The kitchen is fitted with a range of base and eye level units with work surfaces over and space for free standing appliances.

Upstairs, this home boasts three well-proportioned bedrooms and a three piece family bathroom.

The property is set back from the road and features a front garden with a private driveway providing ample off-road parking for multiple vehicles. To the rear there is an enclosed garden with the majority laid to lawn with timber fence boundaries, paved patio and access to the detached garage which offers power and light.

Warbreck Grove is perfectly located close to Sales Moor Village and Sale Town centre as well as being within close proximity to popular schools, transport links and several green spaces including Sale Water Park.

- Freehold
- EPC Grade TBC
- Council Tax C



Total area: approx. 67.4 sq. metres (725.8 sq. feet)





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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.