



Ludford Grove, Sale, Trafford, M33

Offers Over: £485,000

To be advised

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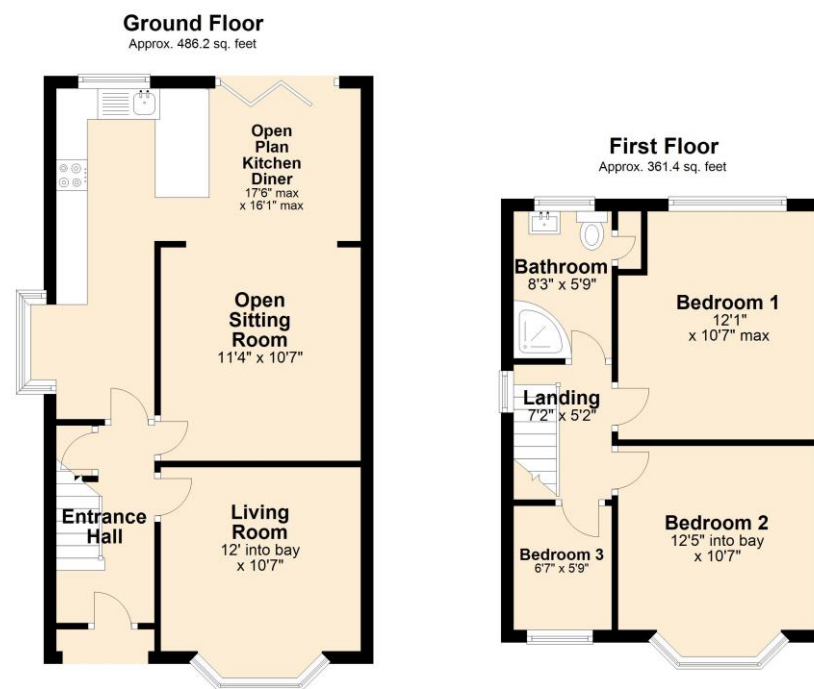
Situated just off Walton Road on the popular Ludford Grove is this well presented extended THREE BEDROOM semi detached family home. Within easy reach of outstanding schooling, transport links including the Metrolink as well as being close to Walton Park and the canal for family walks.

As you approach the property you are met with a block paved driveway providing ample off road parking for several cars. The property itself is beautifully presented throughout, you enter into a spacious entrance hall with wood flooring, on the righthand side there is a bright and airy living room lit via a large bay window to the front elevation, feature fire surround with inbuilt storage either side of the chimney breast. To the rear of the ground floor there is an extended open plan living/dining and kitchen area. Bi-folding doors create a seamless flow from indoor to outdoor living and allow heaps of natural light to floor the room alongside three sky lights. The kitchen area is fitted with a modern range of base and eye level units with granite work surfaces over and a range of integral appliances.

The first floor is home to THREE bedrooms, two of which have fitted wardrobes and a three piece family bathroom with walk in shower, WC and wash hand basin.

Externally to the rear there is a beautiful private garden with split level decked area making a great space for relaxing or entertaining, the majority is laid to lawn with mature shrubs and flowering plants, there is also the added benefit of a detached garage.

- Leasehold
- 999 years from 18 December 1937
- EPC Grade E
- Council Tax Band C



Total area: approx. 847.5 sq. feet





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	51
(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.