



**Pine Grove, Sale, Cheshire, M33**

**Offers Over: £460,000**

*Freehold*



## Pine Grove, Sale, Cheshire, M33

Welcome to this beautifully presented and extended three-bedroom semi-detached home, situated in the desirable Pine Grove, Sale. This charming property offers a perfect balance of modern living and family-friendly features, set in a peaceful cul-de-sac, just a stone's throw from Ashton Upon Mersey Village and its abundance of amenities.

You enter the property into a welcoming entrance hall which sets the tone for the rest of the property. The main reception space is a cosy yet spacious living room with a feature log burner, perfect for relaxing. The open plan kitchen diner offers a sleek island unit – ideal for family meals and entertaining guests, furnished with a range of base and eye levels units with both free standing and integral appliances, there is also ample space for dining table and chairs. Just off the kitchen diner is the second reception room with sliding patio doors and skylights, creating a bright and versatile space that opens onto the garden.

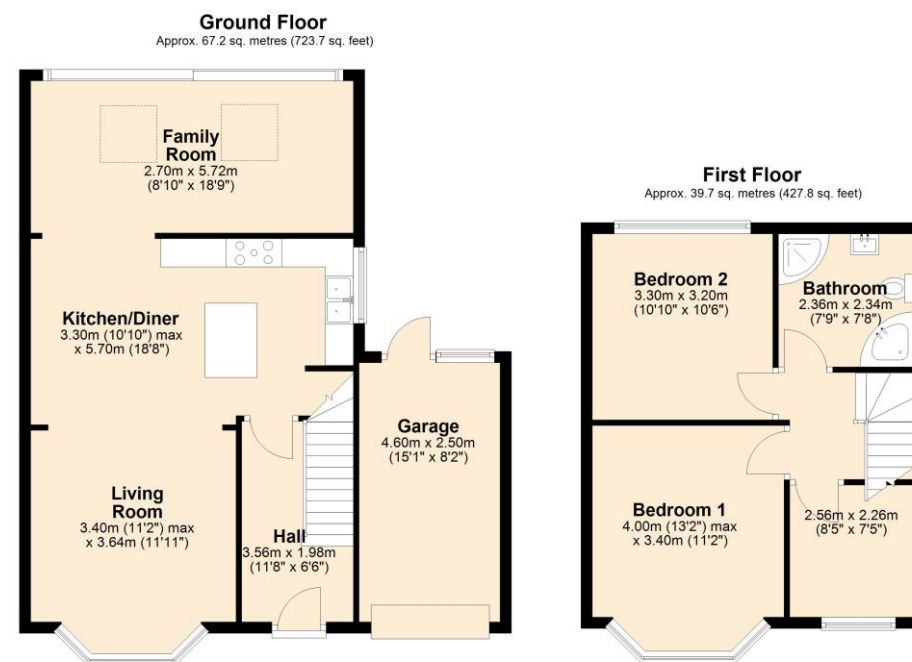
The first floor is home to three well proportioned bedrooms, providing ample space for a growing family or working from home, a contemporary family bathroom is fitted with a four piece suite.

Externally, the south facing rear garden allows you to enjoy the sun all day long in this private and well-established outdoor space. A decked area allows space for alfresco dining, BBQs, or simply unwinding in your own garden oasis. An integral garage with power and light, offers excellent storage solutions and additional space for a workshop or hobbies.

Pine Grove is located in a quiet cul de sac providing a peaceful and safe environment for families. The close proximity to Ashton Upon Mersey Village means within a short stroll there are local shops, schools, and public transport links.

With planning permission to further extend this home is an exceptional opportunity for families looking for a modern, comfortable lifestyle in a sought-after location.

(Planning reference number - 110332/HHA/23)



Total area: approx. 107.0 sq. metres (1151.5 sq. feet)

- Freehold
- EPC Grade D
- Council Tax Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		107
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### 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.