



**Chestnut Drive, Sale, Cheshire, M33**

**Guide Price: £475,000**

*Leasehold*



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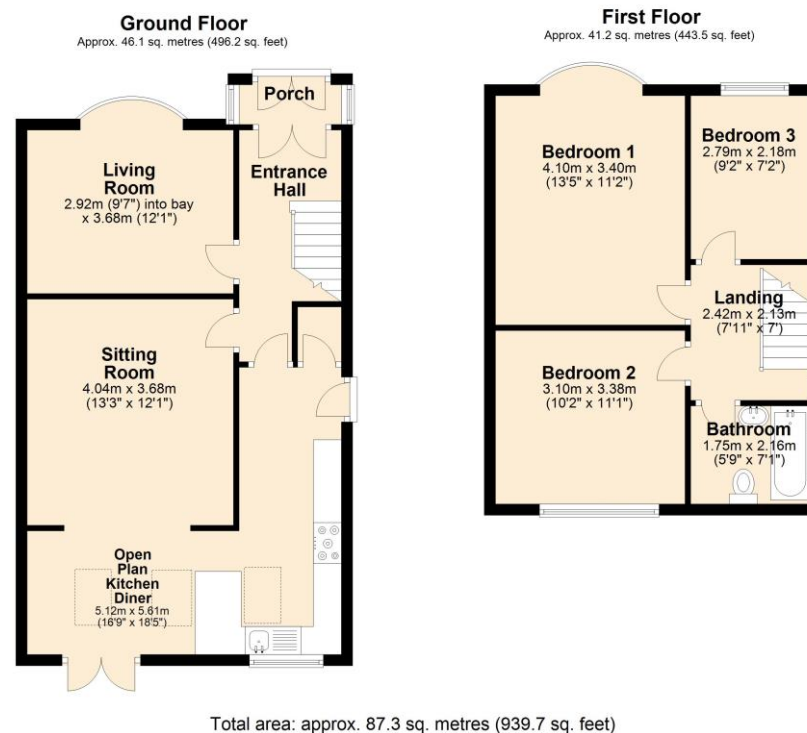
Welcome to this beautifully extended three-bedroom semi-detached home, perfectly located on the desirable Chestnut Drive in Sale. Offering an ideal blend of modern living and charming character, this property is within easy reach of Sale Town Centre, Park Road Metrolink, and highly regarded local schools. Additionally, it is just a short stroll from the popular Woodheys Park, making it perfect for families.

Upon entering the home, you are welcomed by a convenient porch leading to a spacious entrance hall. The front living room is bright and inviting, featuring a beautiful bay window that allows natural light to flood the space. The rear sitting room offers a cosy retreat, complete with a charming log burner, and seamlessly opens into the kitchen diner.

The extended kitchen diner is a stunning feature of the home, filled with natural light from three skylights and large patio doors that open to the rear garden. The kitchen is thoughtfully designed with base and eye-level units, integral appliances, a practical breakfast bar, and stylish tiled flooring with underfloor heating, creating a perfect space for family meals and entertaining.

Upstairs, there are three well-proportioned bedrooms, providing comfortable living accommodation for the whole family. The modern family bathroom is fitted with contemporary fixtures, a cupboard houses the properties boiler.

To the front of the property, a driveway provides convenient off-road parking. To the rear, a generous south-facing garden, mainly laid to lawn, offers plenty of space for outdoor activities and relaxation.



- Leasehold
- 999 Years From 12/11/29
- Ground Rent £5pa
- EPC TBC
- Council Tax Band C







## 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.