



Matlock Close, Sale, Trafford, M33

Guide Price: £375,000

Freehold

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**** Offered with NO ONWARD CHAIN **** This three-bedroom mid-mews property is situated in a quiet cul-de-sac, just a short distance from Sale Moor Village and Sale town centre. In need of modernisation, it offers fantastic potential for buyers looking to add their own personal touch.

To the front, the property benefits from off-road parking and an integral garage, which provides additional storage or potential for conversion, subject to planning permission.

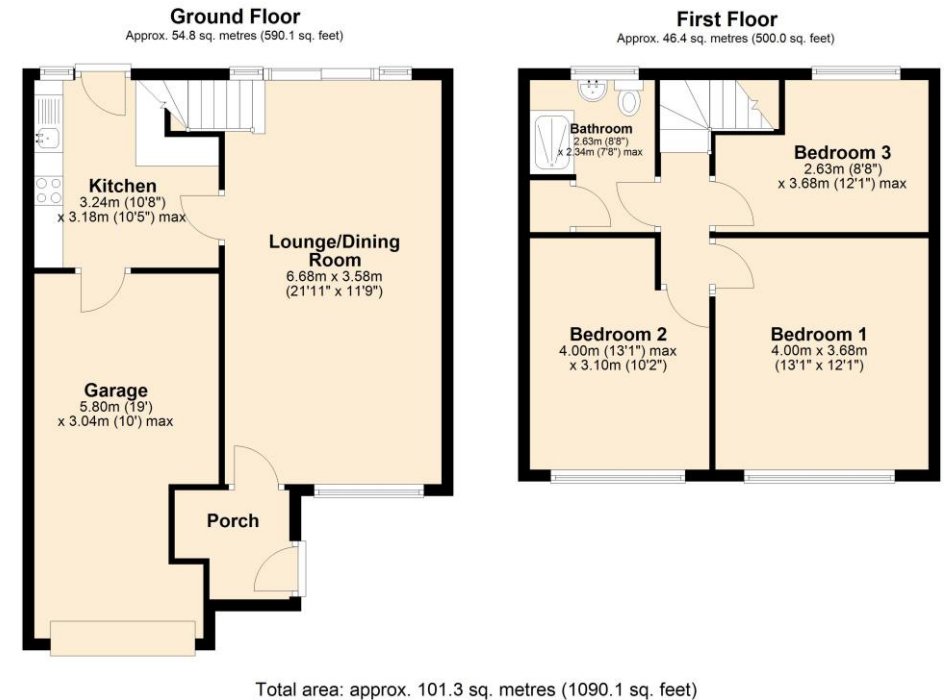
Upon entering, you are welcomed by an entrance hall featuring a built-in bookcase. The spacious living and dining room enjoys plenty of natural light, with a window to the front elevation and patio doors leading to the rear garden. The kitchen is fitted with a range of base and eye-level units, along with a mix of integrated and freestanding appliances. There is also a rear access door and an internal door providing access to the garage.

Upstairs, there are three well-proportioned bedrooms. Two of the bedrooms benefit from fitted wardrobes, while the third is a large single or small double room. The bathroom is equipped with a walk-in shower, wash hand basin, and built-in storage housing the boiler.

Externally, the rear garden is paved for low maintenance and features a variety of flowering plants and shrubs, creating a pleasant outdoor space.

This property presents a great opportunity to create a family home in a sought-after location. Viewing is highly recommended.

- Freehold
- EPC Grade TBC
- Council Tax Band C







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Disclaimer

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