



**Baguley Road, Sale, Trafford, M33**

**Offers Over: £325,000**

*Freehold*



# Baguley Road, Sale, Trafford, M33

**\*\* OFFERED WITH NO ONWARD CHAIN \*\***

This fantastic three-bedroom semi-detached home, situated on the desirable Baguley Road in Sale, presents a prime opportunity for buyers seeking a refurbishment project. With no onward chain, this property is ideal for those looking to put their own stamp on a spacious home in a sought-after location.

The property features a spacious entrance hall that provides access to all ground floor rooms. There are two generously sized reception rooms, offering flexibility for dining, living, or office space. The kitchen area presents great potential for modernisation and even possible extension, subject to the necessary planning permissions.

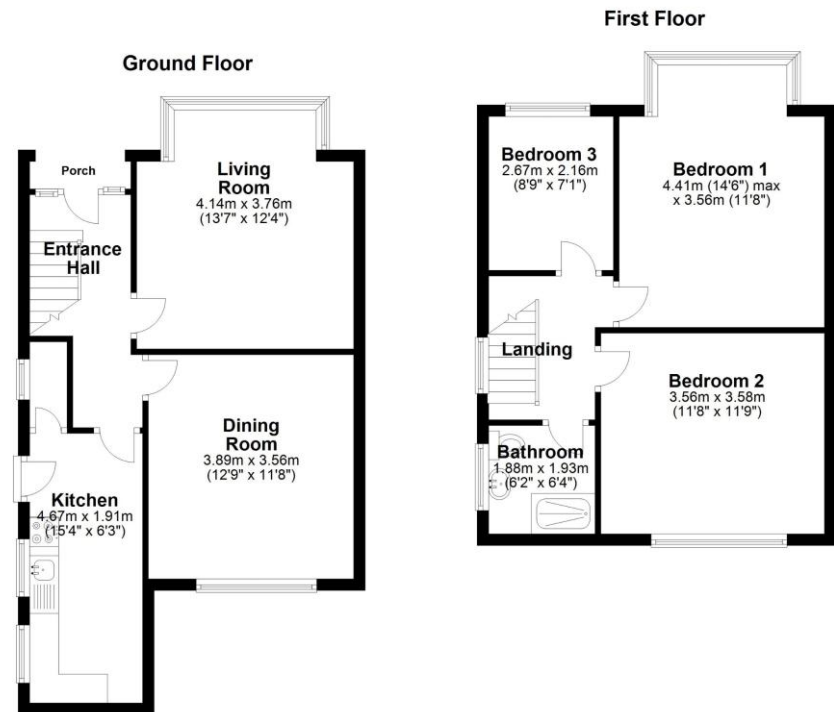
On the first floor, there are three well-proportioned bedrooms, making this home ideal for families or professionals. The family bathroom has been refitted with a walk in shower, wash hand basin and WC.

Sitting on a good size plot, the home benefits from an enclosed rear garden, perfect for outdoor entertaining or future landscaping projects. The front of the property also provides potential for off-road parking, subject to the required permissions.

Sale is a highly desirable location, known for its excellent transport links, outstanding schools, and vibrant community atmosphere. Baguley Road is within easy reach of local amenities, including shops, cafes, and restaurants, ensuring everything you need is close at hand.

For commuters, Sale offers excellent transport links, including access to the M60 and M56 motorways, as well as Metrolink services that provide quick connections to Manchester city centre and beyond. Families will appreciate the proximity to well-regarded schools, parks, and leisure facilities, making this an ideal place to settle down.

- Freehold
- Council Tax Band C
- EPC Grade D









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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

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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.