



Cranleigh Drive, Sale, Trafford, M33

Offers Over: £485,000

Freehold

Cranleigh Drive, Sale, Trafford, M33

This beautifully upgraded and extended semi-detached home offers over 1,150 sqft of accommodation and is ideally located on a sought-after road, just off Brooklands Road. With the Metrolink within easy reach, this property provides excellent transport links while being situated in a desirable residential area.

As you enter the property, you are greeted by a spacious entrance hall that opens into an impressive kitchen diner/ living room which offers a fantastic space for the whole family. There is also a separate reception room, which is currently used as a dining room, offering additional versatile living space. The ground floor has been extended to create additional versatile space, which includes a playroom/ fourth guest bedroom, a utility room, and a ground-floor shower room, offering convenience and flexibility for modern family living.

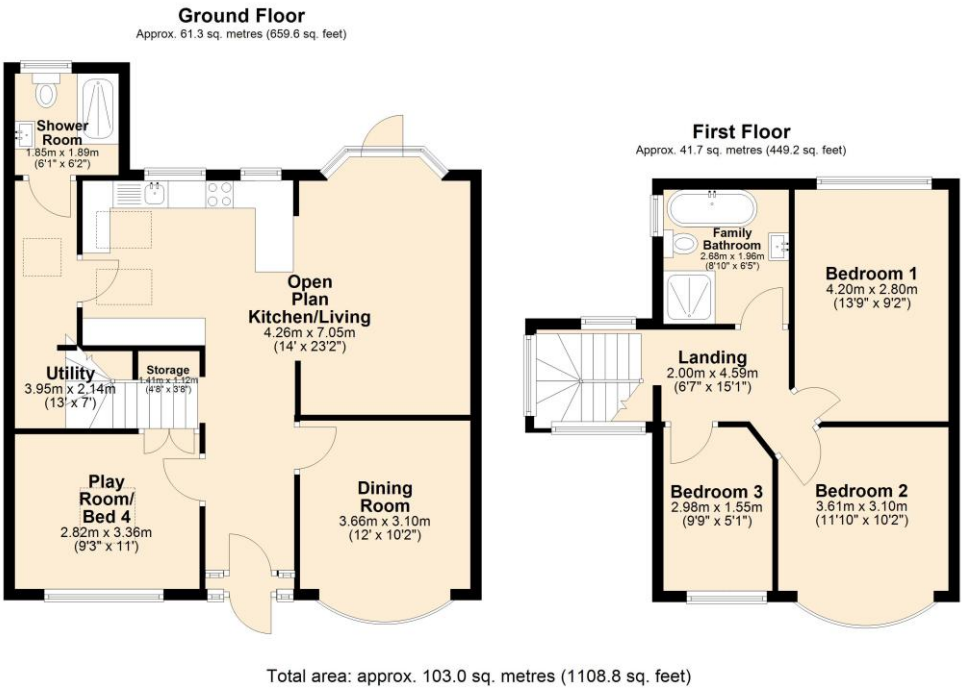
The first floor comprises three well-proportioned bedrooms, two of which are spacious doubles. A recently refitted contemporary four-piece bathroom suite completes the first-floor accommodation.

Externally, the property benefits from driveway parking to the front, ensuring off-road convenience. To the rear, the home enjoys a lovely, good-sized lawned garden.

This stunning property is perfect for families and professionals alike, offering spacious and stylish living in a prime location. Early viewing is highly recommended to fully appreciate all that this beautiful home has to offer.

The area is well-regarded for its excellent local amenities, including a variety of shops, cafes, and restaurants. The property benefits from easy access to the Metrolink, providing swift connections to Manchester city centre and beyond. Families will appreciate the proximity to well-regarded local schools, parks, and recreational facilities, making it an ideal location for those seeking a vibrant yet peaceful community atmosphere.

- Freehold
- EPC Grade D
- Council Tax Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.