



**Eaton Road, Sale, Trafford, M33**

**Offers Over: £280,000**

*Freehold*

## Eaton Road, Sale, Trafford, M33

Nestled in the heart of Sale, this charming two-bedroom period terrace is perfectly positioned within walking distance of Sale Town Centre, the Metrolink, and the picturesque Bridgewater Canal. Offering both convenience and character, this home is ideal for first-time buyers, downsizers, or investors alike.

Upon entering the property, you are welcomed into a bright and spacious open-plan living and dining area. The dual aspect design allows natural light to flood the room, with windows to both the front and rear. This versatile space is perfect for both relaxing and entertaining.

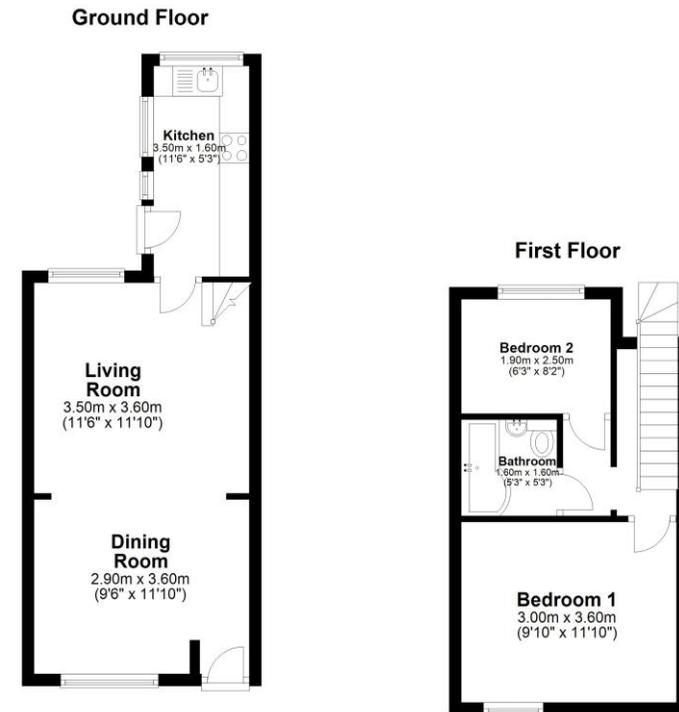
The kitchen is fitted with a range of base and eye-level units, complete with roll-top work surfaces and space for freestanding white goods.

Upstairs, there are two well-proportioned bedrooms. The main bedroom, located at the front of the property, is a generous double with a built-in double wardrobe, providing ample storage. The second bedroom overlooks the rear courtyard, making it an ideal guest room, nursery, or home office.

The bathroom is fitted with a three-piece suite comprising a bath with shower over, WC, and wash hand basin.

To the rear of the property is an enclosed low-maintenance courtyard, offering a private outdoor space to enjoy. The courtyard also benefits from rear gated access.

- Freehold
- EPC Grade D
- Council Tax Band B







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>81</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>63</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.