



Barwick Place, Sale, Trafford, M33

Offers Over: £330,000

Freehold

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Welcome to this charming period terrace home, perfectly positioned on the private cul-de-sac of Barwick Place in Sale. Offering a blend of modern convenience and classic character, this delightful property is within close proximity to the Metrolink and Sale Town Centre, ensuring excellent transport links and access to a vibrant array of shops, restaurants, and amenities.

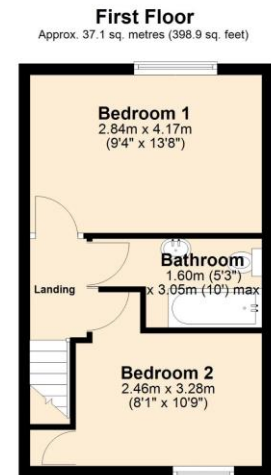
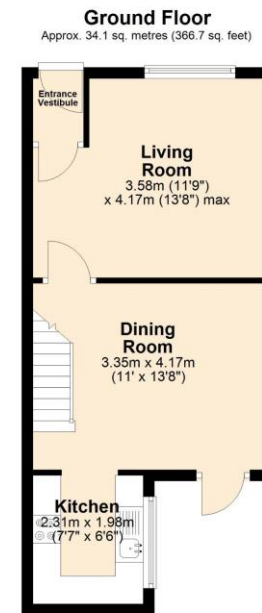
This home boasts two generous reception rooms, providing ample space for relaxation and entertaining. The spacious living room at the front of the property features an elegant fire surround, adding to the home's traditional charm. To the rear, the dining room benefits from patio doors that open onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living.

The newly fitted modern kitchen is equipped with a stylish and contemporary range of base and eye-level units, along with integral and free standing appliances, creating a functional and attractive cooking space.

Upstairs, the property offers two well-proportioned double bedrooms, both beautifully presented and offering ample space for comfortable living. The modern three-piece bathroom suite is finished in a sleek white design, complete with tiled splash backs.

Externally, the home benefits from a low-maintenance rear yard, perfect for relaxation or outdoor dining with walled boundaries.. Situated in a private cul-de-sac with residents' parking, Barwick Place provides a peaceful and secure setting while remaining conveniently close to local transport links and amenities.

- Freehold
- EPC Grade D
- Council Tax Band C



Total area: approx. 71.1 sq. metres (765.6 sq. feet)





Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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.