



Chestnut Drive, Sale, Trafford, M33

Offers Over: £600,000

Leasehold

Chestnut Drive, Sale, Trafford, M33

** Offered with NO ONWARD CHAIN **

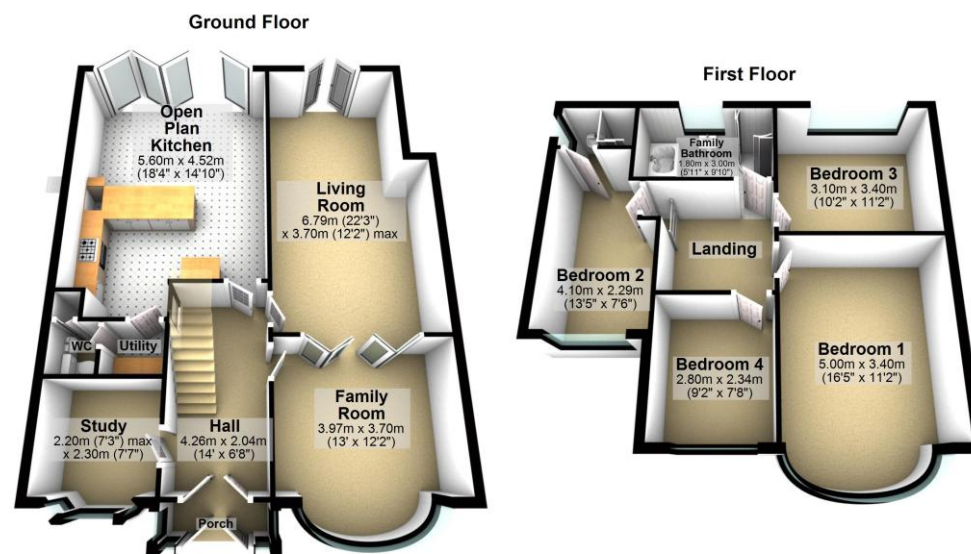
This stunning and substantially extended four-bedroom family home is located on the highly sought-after Chestnut Drive in Sale. Set in a quiet, residential neighbourhood just a minute's walk from the popular Woodheys Park, this property offers the perfect setting for family life. It falls within the catchment area for several 'Outstanding' Ofsted-rated schools and is also ideally positioned for access to some of the region's top grammar schools, making it a superb choice for families looking to put down roots in the area.

The property has been thoughtfully extended adding a double-storey extension that significantly increases the living space. On the ground floor, you're welcomed into a bright entrance hall that leads to a well-proportioned home office, ideal for remote working or quiet study. A cosy sitting room with French doors opens into a spacious main living area, perfect for family gatherings or relaxing evenings. The heart of the home is the stunning open-plan kitchen and dining area, flooded with natural light from skylights and featuring sleek bi-folding doors that open out onto the rear garden, creating a seamless indoor-outdoor flow. There is also a handy utility room offering additional storage and laundry space, along with a modern downstairs WC for convenience.

Upstairs, the first floor provides four generously sized bedrooms, all beautifully presented. Bedroom Two benefits from its own en-suite bathroom, while the remaining rooms are served by a stylish four-piece family bathroom that includes a bath, walk-in shower, WC, and vanity basin. Each bedroom offers ample space for storage and flexibility for family needs.

Externally, the property boasts a smart block-paved driveway to the front, providing off-road parking for multiple vehicles. To the rear, a well-maintained, south-facing garden offers a perfect setting for summer entertaining, playtime, or simply relaxing in the sunshine. The garden has been landscaped for easy maintenance and includes a lawn and patio area.

- Leasehold
- 999 years from 9 June 1930
- EPC Grade C
- Council Tax Band D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(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.