



**Exmouth Road, Sale, Trafford, M33**

**Asking Price: £350,000**

*Leasehold*



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This beautifully maintained mid-terrace property is set in a sought-after location on Exmouth Road within close proximity to popular schooling, Ashton Upon Mersey Village and Sale Town Centre.

Approached via a paved, low-maintenance front garden you step inside through the porch into a stunning entrance hall, thoughtfully designed with bespoke fitted shoe storage and elegant panelling, setting the tone for the quality found throughout. To your right, the spacious living room is flooded with natural light from windows at both the front and rear. This fabulous room also boasts a feature fire surround with a working open fire, perfect for cosy evenings. A door to the rear leads directly out to the delightful garden, seamlessly connecting indoor and outdoor living.

The kitchen is a true highlight, fitted with a sleek range of dove grey high gloss units complemented by stylish black glass eye-level cabinets and striking copper-effect splashbacks. Illuminated kickboards add a touch of luxury, and there is ample space for appliances along with a generous under-stairs storage cupboard.

Upstairs, you will find three very good-sized bedrooms, each offering comfortable accommodation. The bathroom features a contemporary four-piece suite, including a walk-in shower and a separate bath. A unique feature of the home is the landing, which incorporates a lovely seating area—an ideal spot to unwind with a book.

Externally, the garden is a true oasis. Beautifully landscaped with a variety of well-established plants, shrubs, and mature trees, it offers peace and privacy. The main lawn is complemented by a paved patio, and to the rear, you'll discover a charming patio area complete with a flower-covered pergola and a serene pond. A summer house with electricity completes the outdoor space, offering versatility for relaxation or as a workspace.

- Leasehold
- 999 years from 15/9/1980
- Ground rent £25pa
- EPC Grade TBC
- Council Tax Band B









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### Disclaimer

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