



**Romford Road, Sale, Trafford, M33**

**Offers Over: £675,000**

*Freehold*



## Romford Road, Sale, Trafford, M33

Nestled just a short walk from the fantastic Ashton Upon Mersey Village and the peaceful green spaces of Ashton Park, this beautifully presented detached home offers the perfect blend of stylish living and family-friendly comfort. Set back from the road, the property boasts a block-paved driveway and a well-maintained front garden, creating a warm and welcoming first impression.

Step inside through the attractive timber porch and into a stunning entrance hall, where striking tiled flooring immediately sets the tone for the rest of this move-in-ready home. Designed for modern family living, the heart of the house is the expansive L-shaped kitchen diner. Fitted with a range of both freestanding and integrated appliances, the space is finished with sleek units and features a large island with breakfast bar seating. There is also ample room for a family-sized dining table and chairs, making it the ideal spot for everyday meals or entertaining.

The property boasts multiple spacious reception rooms. The formal living room, extended to maximise space, is a bright and airy retreat featuring a large bay window fitted with elegant plantation shutters and stylish bi-folding doors that open out to the rear garden. A further reception room enjoys dual aspects, with patio doors leading to the garden and an additional window to the front, offering flexibility as a playroom, home office or snug. A convenient downstairs WC completes the ground floor essentials.

Upstairs, the first floor offers four generously sized bedrooms, three of which are doubles. The main bedroom is a luxurious space, benefitting from a large bay window, a walk-in wardrobe, and a sleek en-suite shower room complete with a contemporary three-piece suite. The family bathroom is equally impressive, featuring a walk-in shower, WC and wash hand basin, all styled with modern fixtures and finishes.

To the rear, the sunny south-facing garden is a private haven, perfect for outdoor relaxation and family play. With a paved patio area for al fresco dining and a lawn bordered by mature shrubs and plants, it offers year-round appeal.

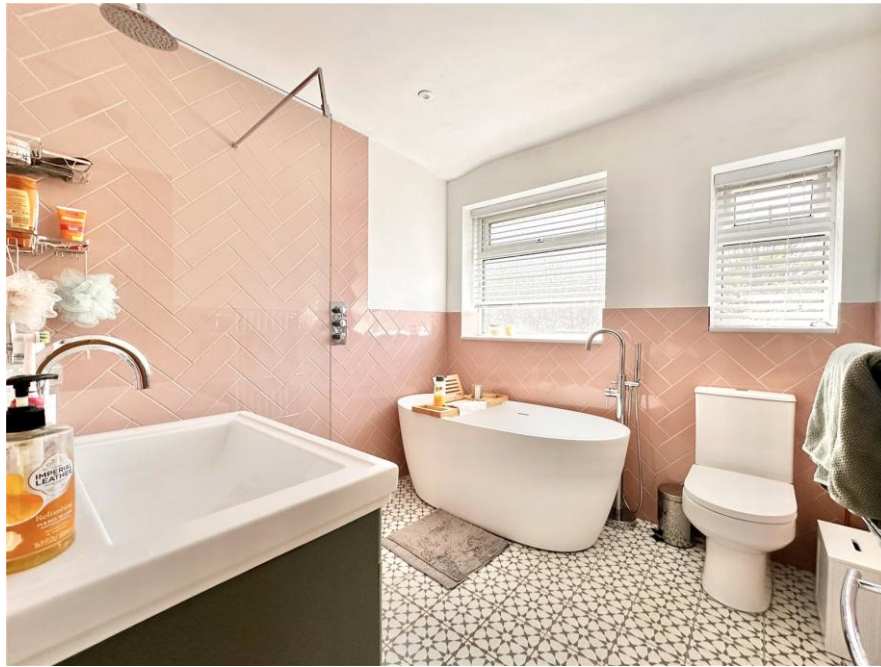


Total area: approx. 163.1 sq. metres (1755.8 sq. feet)

- Freehold
- EPC Grade D
- Council Tax Band F







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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### Disclaimer

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