



Roebuck Lane, Sale, Trafford, M33

Offers Over: £300,000

Freehold

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Welcome to this beautifully presented period terrace home, located on the sought-after Roebuck Lane in the heart of Sale, close to The Bridgewater Canal and within easy reach of the Metrolink and an abundance of amenities. Perfectly positioned for those seeking a blend of traditional character and modern convenience, this delightful two double bedroom property is an ideal choice for first-time buyers or professionals looking to take their next step on the property ladder.

You are welcomed into the property through the spacious and inviting living room, which has been tastefully decorated to highlight the home's period charm while offering a comfortable and stylish space to relax and unwind.

The well appointed kitchen offers a modern range of base and eye level units with worksurfaces and ample space for a dining table and chairs. Adjoining the kitchen is a handy utility room, offering additional storage and practicality. The utility room leads through to a well-appointed three-piece bathroom, completing the ground floor accommodation.

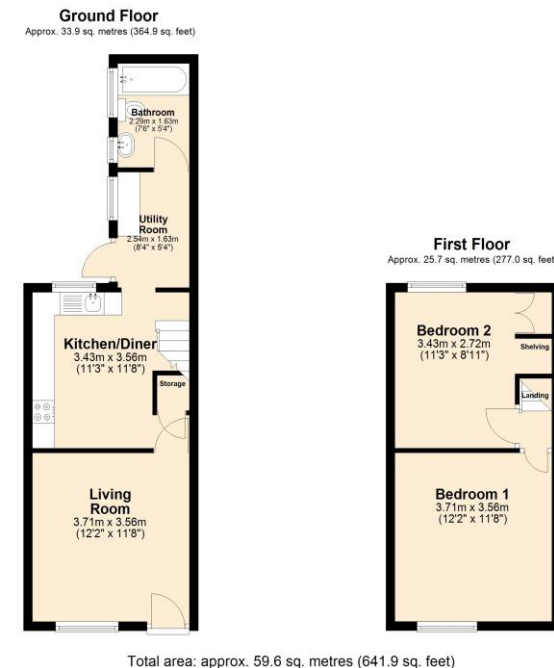
Upstairs, the property offers two generous double bedrooms. The main bedroom, located at the front of the property with picturesque views of the canal, it also features a beautiful cast iron fire surround. The second bedroom benefits from bespoke shelving and storage making excellent use of space for storage or display.

Externally, the home enjoys a private paved courtyard to the rear, with gated access providing both security and convenience. There is also a low maintenance front garden adding to this properties charm. At the end of the road, you'll find access to the nearby canal, ideal for scenic walks into Sale.

The property offers further scope for improvement with several nearby properties converting the loft space*

*Subject to planning permission and building regulations.

- Freehold
- EPC Grade TBC
- Council Tax Band B







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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.