



**Pinewood, Sale, Cheshire, M33**

**Offers Over: £380,000**

*Leasehold*



## Pinewood, Sale, Cheshire, M33

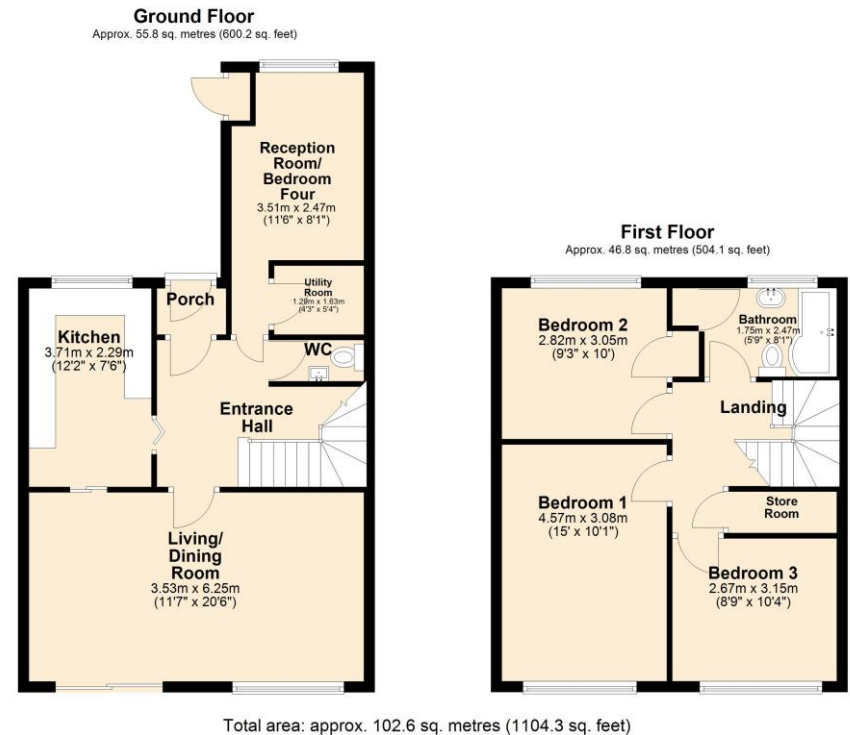
A fantastic opportunity to purchase a three-bedroom end terrace home family home ready for any buyer to put their own stamp on it. Situated in a popular residential area close to fantastic schooling and within easy reach of the motorway networks. Perfectly suited for family living, the property offers spacious and versatile accommodation, along with the convenience of off-street parking and a generous rear garden.

Upon entering the home, you are welcomed by an entrance hall with a staircase leading to the first floor and a useful downstairs WC. The main lounge and dining area is located at the rear of the property and features patio doors that open out onto the garden, creating a bright and airy living space ideal for relaxing or entertaining. The kitchen is a good size and comes fitted with a range of base and eye-level units, as well as space for appliances and granite worksurfaces. At the front of the property, there is an additional reception room (which could be used as a bedroom) that can serve as a snug, playroom, or home office, along with a separate utility room offering further practicality.

Upstairs, the property boasts three excellent double bedrooms, all well-proportioned and suitable for family needs. The family bathroom is fitted with a modern three-piece suite, completing the first-floor accommodation.

Externally, the home benefits from a spacious driveway providing off-street parking for multiple vehicles. There is side access to a generous rear garden which features a lawned area and a patio, ideal for outdoor dining and family activities.

- Leasehold
- 999 years from 2 July 1975
- Ground rent £25pa
- EPC Grade D
- Council Tax Band C









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>		80
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## The Property Man

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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.