



Elm Grove, Sale, Trafford, M33

Offers Over: £290,000

Freehold

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Welcome to this delightful period terrace home, ideally situated on the ever-popular Elm Grove in the heart of Sale. Boasting an abundance of character and original features throughout.

Step inside to discover the generous living room to the front, showcasing elegant coving, high ceilings, and a beautiful feature fire surround – a perfect space to relax or entertain guests. To the rear of the property, the kitchen diner provides ample room for both cooking and dining, complete with base and eye-level units and space for free-standing appliances, making it a practical and inviting hub of the home.

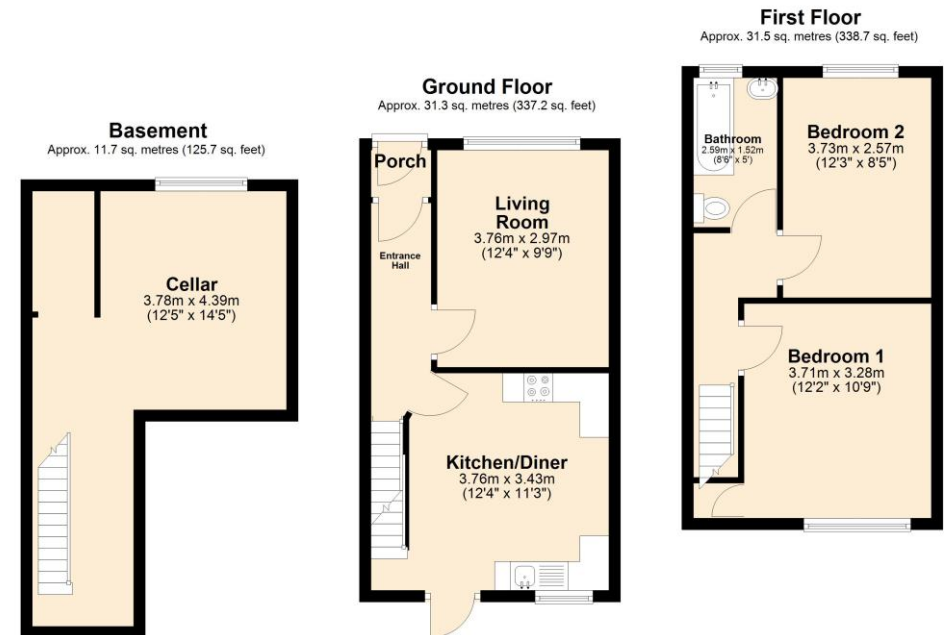
A real asset to the property is the cellar, currently used for storage, which offers excellent potential for conversion into additional living space, subject to the necessary planning permissions.

Upstairs, you will find two well-proportioned bedrooms, each continuing the theme of light and space with their high ceilings and large windows. The accommodation is completed by a modern three-piece bathroom suite.

Externally, the property benefits from a south-facing, low-maintenance garden – ideal for enjoying sunny afternoons. Parking is available on-street via a permit system.

This attractive home is ideal for first-time buyers, young professionals, or investors.

- Freehold
- EPC Grade D
- Council Tax Band B



Total area: approx. 74.5 sq. metres (801.6 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(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.