



**Greenway Close, Sale, Trafford, M33**

**Guide Price: £550,000**

*Freehold*

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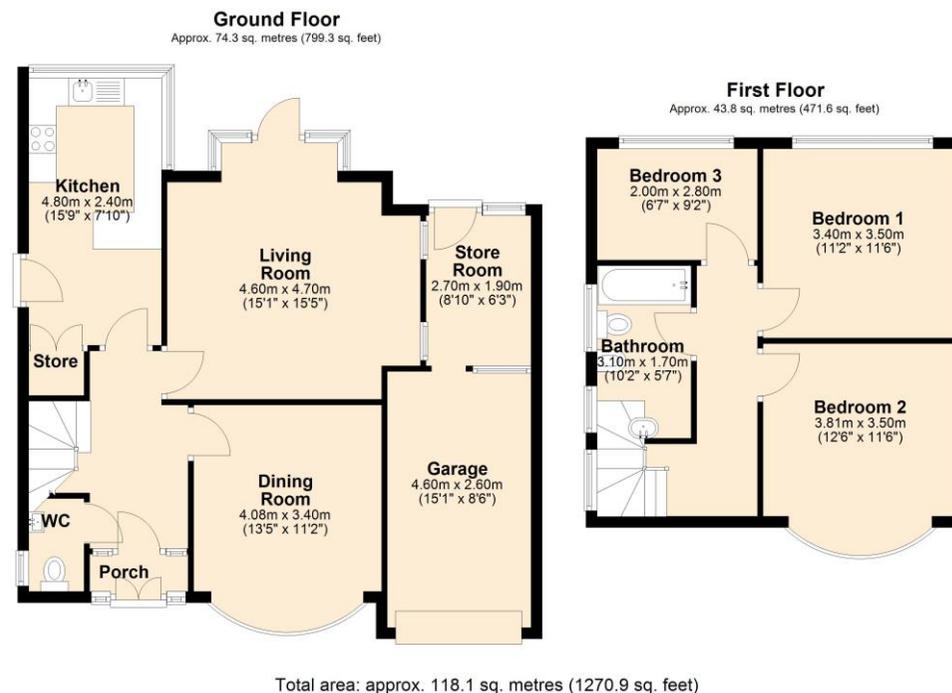
Nestled within a quiet cul-de-sac on Greenway Close, Sale, this three-bedroom detached home offers a fantastic opportunity for buyers looking to put their own stamp on a property in a highly sought-after location. In need of modernisation, the home presents a blank canvas to create a contemporary family space tailored to your taste.

The ground floor features two spacious reception rooms, providing flexible living and dining areas ideal for family life or entertaining. There is also a breakfast kitchen, offering a practical layout with scope to redesign into a modern open-plan kitchen and dining space if desired.

Upstairs, you will find three well-proportioned bedrooms along with a family bathroom, offering comfortable accommodation for growing families or those looking to upsize.

Externally, the property benefits from a south-facing rear garden, ensuring plenty of natural light and a perfect space for summer enjoyment. There is an integral garage providing additional storage or parking options, and off-road parking to the front for added convenience.

With its peaceful cul-de-sac setting and fantastic potential, this property on Greenway Close is a rare opportunity to create a family home in a prime Sale location close to local schools, shops, and transport links.



- Freehold
- EPC Grade D
- Council Tax Band E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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.