



Dumber Lane, Sale, Trafford, M33

Guide Price: £425,000

Freehold

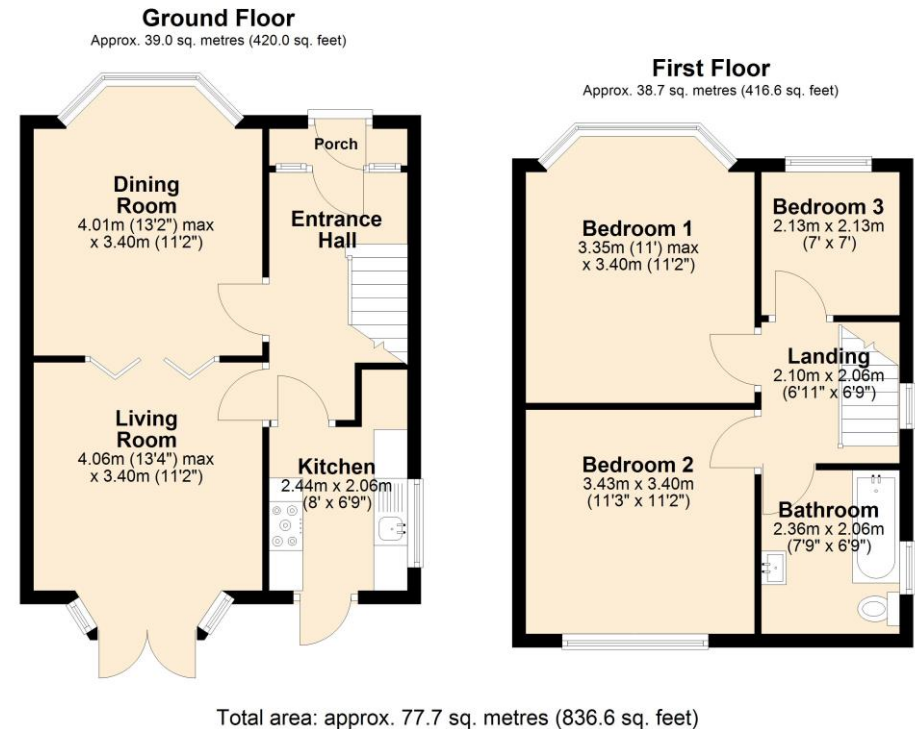
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Situated in a highly sought-after location, this well-presented three bedroom semi-detached home is perfectly positioned within walking distance of Ashton Park and the vibrant Ashton Upon Mersey village. The property is also ideally placed for excellent local schools, making it an ideal family home.

On entering the property, you are welcomed by a spacious entrance hall that sets the tone for the accommodation throughout. To the front, the dining room features a beautiful bay window, natural oak engineered wood flooring and a striking cast iron fire surround with living flame gas fire inset, creating a warm and inviting space. Bi-folding doors open through to the generous living room, which benefits from a fireplace with natural stone split faced tiles and electric point for a freestanding fire, bespoke shelving and storage to either side of the chimney breast, and French patio doors that lead directly onto the rear garden patio. The kitchen is fitted with a range of base and eye-level units, offering both integral and freestanding appliances.

Upstairs, there are three bedrooms, with the main bedroom enjoying fitted wardrobes to maximise storage. The modern family bathroom is finished to a high standard, comprising a P-shaped bath with shower over, quality Duravit WC and stylish vanity wash hand basin, cupboard housing Baxi combi boiler.

The rear garden is an excellent size and perfect for outdoor entertaining. A raised Indian Stone patio provides a wonderful seating area, with steps leading down to a lawn bordered by mature shrubs. The garden also benefits from a detached garage with electric points and lighting, offering additional storage or potential for alternative use.



- Freehold
- EPC Grade D
- Council Tax Band C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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