



Langdale Road, Sale, M33

Offers Over: £625,000

Freehold

Langdale Road, Sale, M33

Perfect for families, this beautifully presented extended semi-detached home on Langdale Road combines modern living with character charm. Ideally located close to excellent local schools and superb transport links, the property is approached via a resin driveway providing off-road parking, with gated side access and a neatly maintained front garden.

On entering, you are welcomed into a bright entrance hallway with striking feature tiled flooring and fitted under-stairs storage. To the right, a stylish downstairs WC with underfloor heating adds convenience, while to the left, a cosy living room is filled with natural light from a bay window. The space is further enhanced by a log-burning stove, wooden flooring, and bespoke shelving framing the chimney breast.

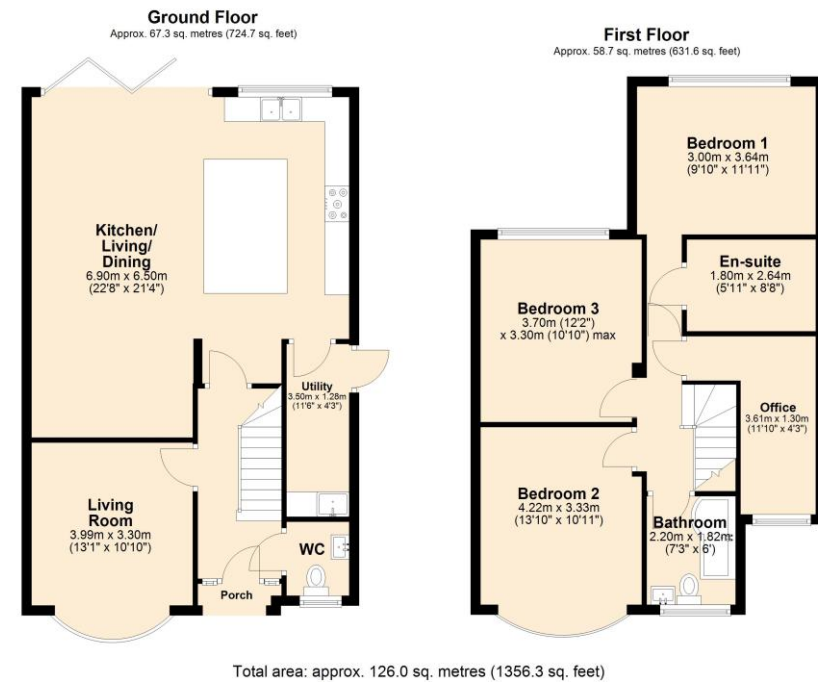
To the rear lies the heart of the home – an impressive open-plan living/dining kitchen. This stunning space features tiled flooring with underfloor heating, bi-folding doors opening to the garden, and ample space for both dining and relaxing. The central island unit with solid oak surfaces complements the bespoke oak base and eye-level units, finished with granite worktops. A Belfast sink and a mix of integral and free-standing appliances complete the kitchen. Adjoining is a utility room, providing space for additional appliances and a side access door.

The first floor accommodates a stylish family bathroom with a three-piece suite, along with three generously sized double bedrooms. The main bedroom boasts its own en-suite bathroom, while a dedicated home office provides the perfect space for remote working or study.

The rear garden is designed with low-maintenance living in mind, featuring a resin patio, artificial lawn, and a beautifully finished outdoor kitchen area with ceramic tiling – ideal for entertaining in the warmer months.

Langdale Road is ideally situated in Sale, a sought-after location known for its excellent schools, vibrant town centre, and strong transport links. With easy access to the Metrolink and major motorways, commuting into Manchester and beyond is straightforward. Sale also offers a range of local amenities including independent shops, cafes, and parks, making it a perfect place for families and professionals alike.

- Freehold
- EPC Grade TBC
- Council Tax Band D







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Disclaimer

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