



**Kelsall Street, Sale, Trafford, M33**

**Offers Over: £315,000**

*Freehold*

# Kelsall Street, Sale, Trafford, M33

Nestled in the heart of Sale Town Centre, this beautifully presented two-bedroom period terrace. Ideally located within walking distance of Sale's vibrant shops, restaurants, and excellent transport links including the Metrolink, this home is perfect for first-time buyers, professionals, or buy-to-let investors alike.

Upon entering the property, you are welcomed into a spacious and inviting living room, featuring a large window to the front elevation that floods the space with natural light. This charming reception room leads seamlessly through to a generous dining room, providing the ideal setting for entertaining family and friends.

The modern kitchen is fitted with an attractive range of base and eye-level units, complemented by sleek quartz work surfaces and integral appliances.

To the first floor, you will find two well-proportioned double bedrooms. The accommodation is completed by a modern fitted bathroom, featuring a white suite and contemporary finishes.

Externally, the property benefits from a courtyard to the rear, a low-maintenance and private outdoor space, perfect for enjoying a morning coffee or summer evening.

- Freehold
- EPC TBC
- Council Tax Band B

**Ground Floor**  
Approx. 38.0 sq. metres (408.6 sq. feet)



Total area: approx. 69.4 sq. metres (747.1 sq. feet)

**First Floor**  
Approx. 31.4 sq. metres (338.2 sq. feet)







## The Property Man

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### **Disclaimer**

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