



Kelsall Street, Sale, Trafford, M33

Offers Over: £315,000

Freehold

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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.

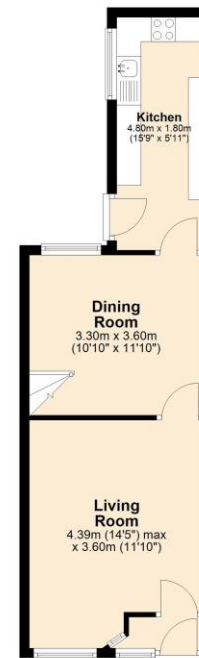
The modern kitchen is fitted with an attractive range of base and eye-level units, complemented by sleek quartz work surfaces and integral appliances.

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.

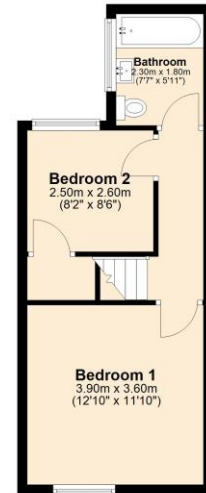
Externally, the property benefits from a courtyard to the rear, a low-maintenance and private outdoor space, perfect for enjoying a morning coffee or summer evening.

- Freehold
- EPC TBC
- Council Tax Band B

Ground Floor
Approx. 38.0 sq. metres (408.8 sq. feet)



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



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





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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.