



Cranford Avenue, Sale, Trafford, M33

Offers Over: £425,000

Freehold

Cranford Avenue, Sale, Trafford, M33

**** Offered with NO ONWARD CHAIN ****

Nestled on the ever-popular Cranford Avenue, this charming three-bedroom period terrace property is perfectly positioned close to Dane Road Metrolink, the Bridgewater Canal, excellent motorway networks, and within easy reach of Sale Town Centre with its wide range of shops, bars, and restaurants. The property is ready to move into, making it an ideal purchase for first-time buyers, families, or investors alike.

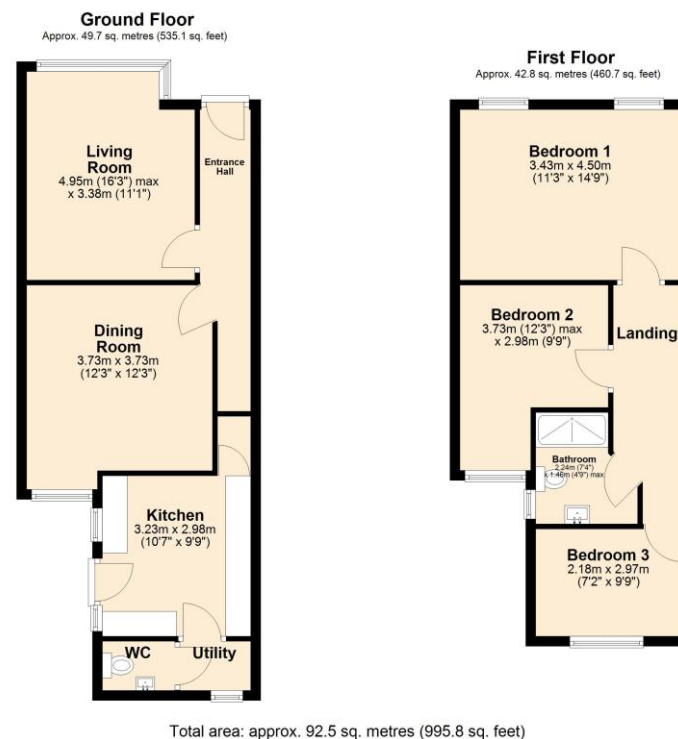
Upon entering, you are welcomed by a bright and inviting entrance hall leading to a spacious living room situated to the right. This lovely room features a living flame feature fireplace and a large box bay window that floods the space with natural light. To the rear, there is a generous dining room overlooking the garden.

The fitted kitchen offers a range of modern units and integral appliances including a dishwasher, fridge, and freezer. Completing the ground floor accommodation is a useful utility room and a downstairs WC, adding convenience and practicality to the home.

Upstairs, the property boasts three well-proportioned bedrooms, providing comfortable living space for all the family. The modern fitted bathroom includes a walk-in shower, finished to a high standard with contemporary fittings and fixtures.

To the rear, there is a low-maintenance garden mainly paved with a lawned area and gated rear access, offering a lovely private outdoor space ideal for relaxing or al fresco dining.

- Freehold
- Council Tax Band B
- EPC Grade D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

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.