



Sefton Crescent, Sale, Trafford, M33

Guide Price: £360,000

Freehold

Sefton Crescent, Sale, Trafford, M33

* Offered with NO ONWARD CHAIN * This is a great opportunity to purchase an extended property offering off-road parking and a private garden in the heart of Sale.

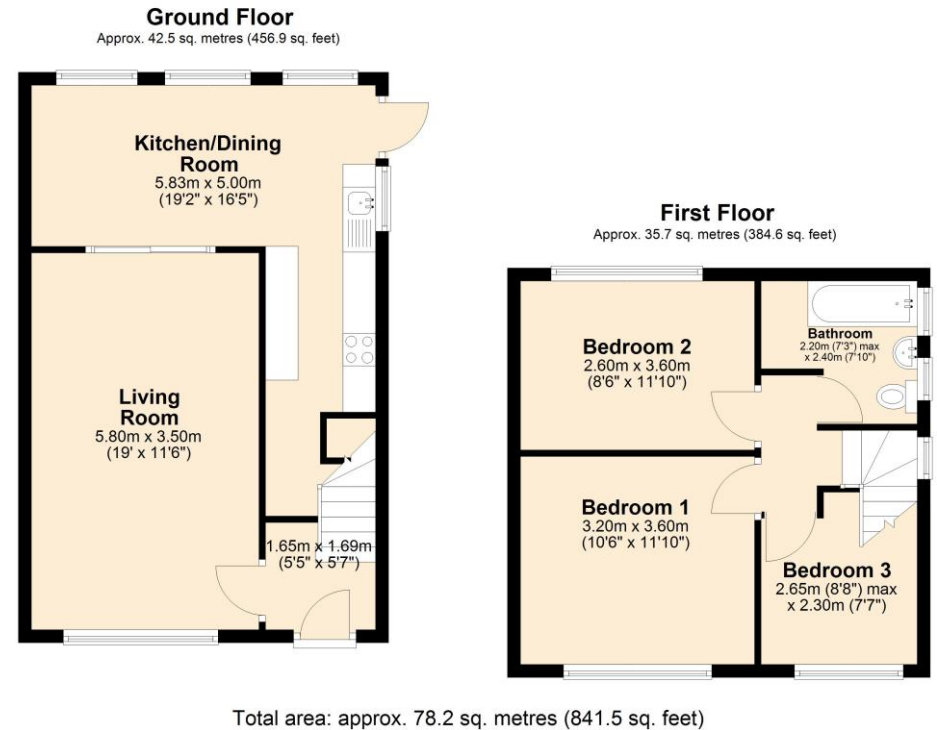
In need of some modernisation throughout this property is perfect for any buyer wanting to put their own stamp on a new home. Perfectly positioned within highly sought-after school catchment areas, this home combines modern living with convenience, making it ideal for families, first-time buyers, and professionals alike.

Upon entering, you're greeted by an inviting entrance hall that leads to a spacious living room, featuring real wood flooring and a focal gas fire with an attractive surround. To the rear, the extended kitchen and dining area offer a bright and airy space with multiple windows allowing plenty of natural light. The well-equipped kitchen includes fitted units, integrated appliances, and access to the rear garden, making it ideal for entertaining or family gatherings.

Upstairs, there are three well-proportioned bedrooms. The modern family bathroom is fitted with a panelled bath and shower, contemporary fixtures, and fully tiled walls and flooring, offering a clean and comfortable space.

Externally, the property boasts a low-maintenance, South facing rear garden complete with a patio area, raised beds, and a useful shed, perfect for enjoying the sunshine or relaxing outdoors. To the front, there is a driveway providing off-road parking for two vehicles.

Situated within walking distance of Sale town centre, the property enjoys easy access to an excellent range of local amenities, including bars, restaurants, and shops, as well as superb transport links.



- Freehold
- EPC C
- Council Tax B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- The Property Man

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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.