



Paignton Drive, Sale, M33

Guide Price: £385,000

Leasehold

Paignton Drive, Sale, M33

INVESTORS ONLY

Nestled on the ever-popular Paignton Drive in Sale, this well-presented three-bedroom semi-detached home offers the perfect blend of comfort, space, and convenience. With ample off-road parking and attractive kerb appeal, the property welcomes you into a bright and tastefully decorated interior ideal for modern family living.

To the front of the home, you enter the large living room, beautifully decorated and featuring French doors that open out to the rear garden, allowing plenty of natural light to flood the space.

Continuing through the ground floor, you arrive at the generous kitchen, designed with large windows that brighten the room and offer views over the garden. The layout provides ample space for all appliances, making it a highly practical area for everyday family life. A convenient downstairs toilet completes the ground floor.

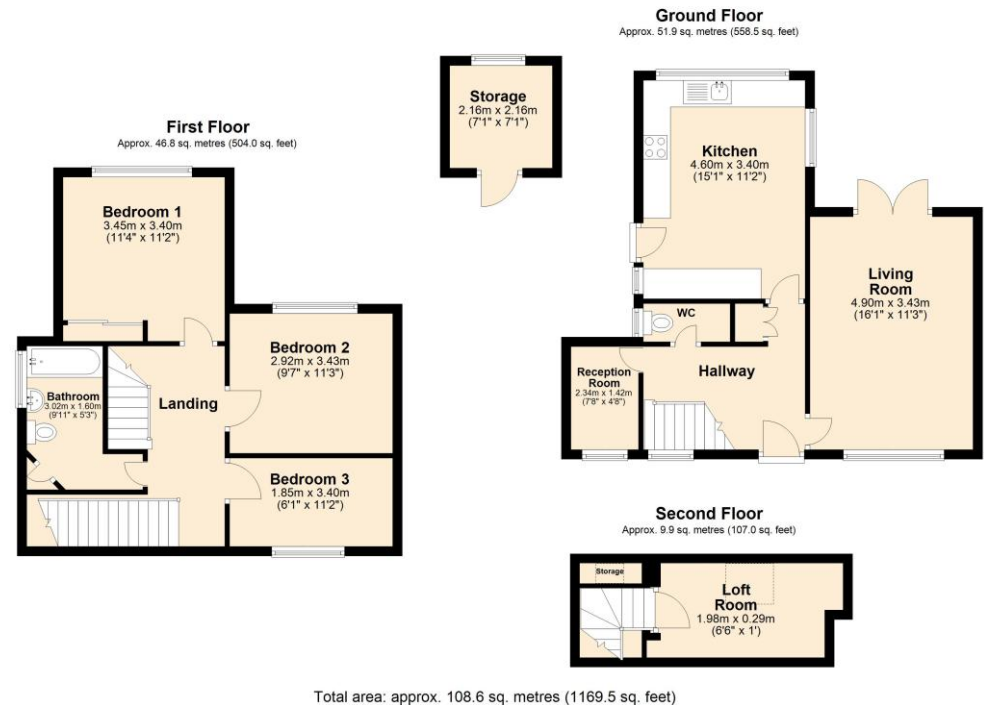
Adjacent to this is a separate reception room, positioned to the side of the house—perfect as a snug, home office or cloakroom.

Heading upstairs, you'll find two spacious double bedrooms and a well-sized single bedroom, all nicely decorated and versatile in usage. The first floor also features a tasteful three-piece bathroom suite.

Above, the loft has been converted into usable storage space, offering an ideal setup for a home office, hobby area, or additional storage while maintaining easy access - fitted with Double Glazed Velux windows.

Outside, the property boasts a large rear garden along with handy external storage, making the outdoor area both functional and inviting.

- Leasehold
- Ground rent £25pa
- EPC Grade TBC
- Council Tax Band B
- 999 years from 18 February 1980







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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.