



**Grosvenor Road, Sale, Trafford, M33**

**Offers Over: £600,000**

*Freehold*



# Grosvenor Road, Sale, Trafford, M33

Located on the ever-popular Grosvenor Road in Sale, this beautifully extended four-bedroom semi-detached home offers generous and versatile accommodation, ideally positioned close to Ashton on Mersey Village, Ashton Park, and highly regarded local schooling. The property is approached via a driveway providing off-road parking and sets the tone for the spacious living within.

Upon entering, the hallway leads to a welcoming living room positioned to the left, bathed in natural light from a charming bay window overlooking the front elevation. To the right is a second reception room, currently utilised as a fifth bedroom, offering excellent flexibility for growing families, home working, or guest accommodation. This room is complemented by a convenient downstairs shower room.

To the rear of the ground floor lies the heart of the home: an impressive open-plan kitchen, dining, and living space designed for modern family life and entertaining. The kitchen is fitted with a range of integral appliances and features a central island with seating. Velux windows flood the space with natural light, while there is ample room for both dining and relaxed seating areas. Bi-folding doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

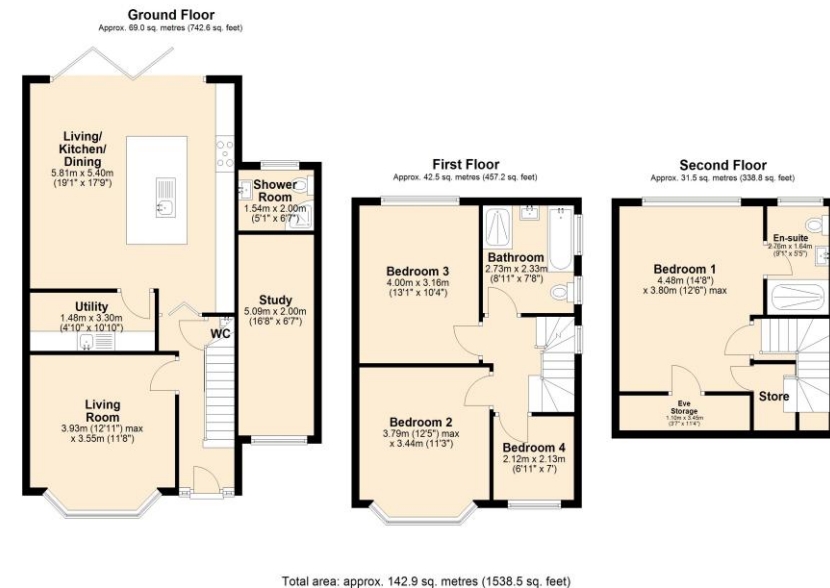
Off the kitchen is a practical utility room with space for additional appliances, along with a downstairs WC, further enhancing the functionality of the ground floor layout.

The first floor hosts three well-proportioned bedrooms alongside a stylish four-piece family bathroom suite, providing comfortable accommodation for family members and guests alike.

Occupying the entire second floor is the impressive main bedroom, a private retreat featuring its own en-suite bathroom and generous walk-in storage, ideal for modern living.

Externally, the rear garden is fully enclosed and thoughtfully arranged, with the majority laid to lawn and complemented by decked and paved patio areas, perfect for outdoor dining, entertaining, or family enjoyment.

- Freehold
- EPC Grade TBC
- Council Tax Band C









## The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

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

### Disclaimer

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