



**Chinley Close, Sale, Trafford, M33**

**Guide Price: £360,000**

*Freehold*



## Chinley Close, Sale, Trafford, M33

Located in a quiet cul-de-sac is this well presented THREE bedroom mid terrace home offering fantastic family living over two floors. An ideal purchase for growing families, professional couples and first-time buyers alike.

Chinley Close is located within close proximity to Sale Moor Village and Sale Town Centre offering an abundance of amenities on the doorstep. With fantastic access to motorway networks and green spaces such as Walkden Gardens, Noor Nook & Worthington Parks as well as being zoned for well-regarded schools this home really does tick the location location location box!

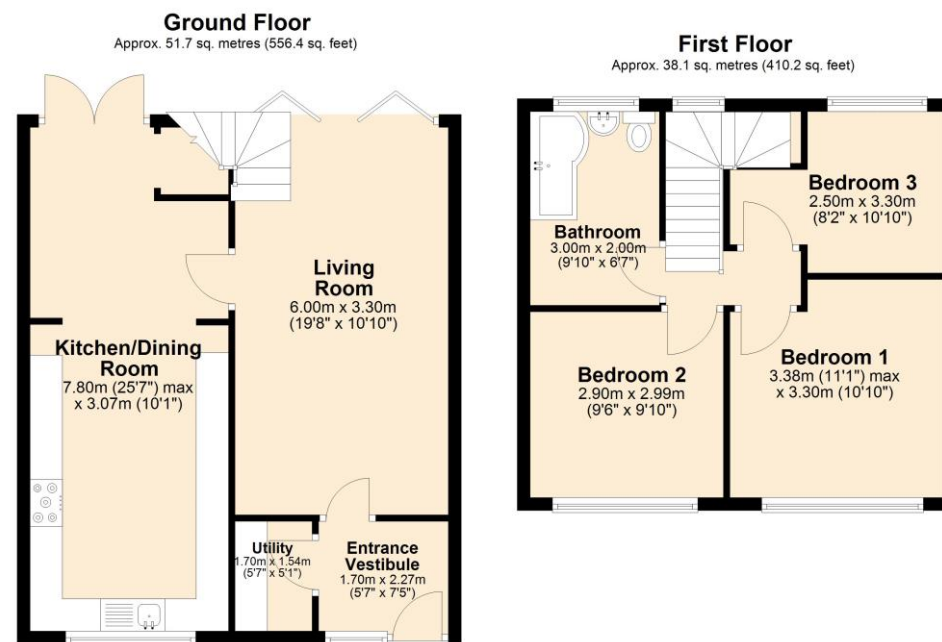
The property itself is approached via a double driveway providing off road parking. As you enter the property you are greeted by a spacious entrance hall with ample space for shopping, prams, shoes etc. Located just off the entrance hall is a handy cloakroom and utility cupboard which provides space for washing machine and dryer. The living room is a fabulous size with bi-folding doors to the rear allowing heaps of natural light to flood the room. A fantastic size for the full family to relax.

The kitchen diner is furnished with a range of base units with space for free standing appliances and plenty of storage. There is a perfect space for dining table and chairs where there are also patio doors leading to the rear garden.

The first floor is home to THREE good size bedrooms, two of which are generous doubles. The family bathroom is fitted with a contemporary white suite comprising bath with shower over, WC and wash hand basin.

Externally to the rear there is an enclosed private garden which is mainly laid to lawn with timber fence boundaries. A paved patio and raised decked area provide a great space for outdoor dining. There is also the added benefit of a garden room which would make a fantastic home office with power and light.

- Freehold - the sellers also own the Leasehold Title
- EPC Grade C
- Council Tax Band C



Total area: approx. 89.8 sq. metres (966.7 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.