



Era Street, Sale, Trafford, M33

Guide Price: £315,000

Freehold

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Welcome to this beautifully presented two-bedroom period terrace, nestled on one of Sale's last remaining cobbled streets – the ever-desirable Era Street. Rich in character and charm, this home enjoys a prime location in the very heart of Sale Town Centre, placing you just a short stroll from independent shops, popular cafes, and excellent transport links including the Metrolink and local bus routes. Perfectly blending traditional features with modern touches, this is a home that offers both style and convenience.

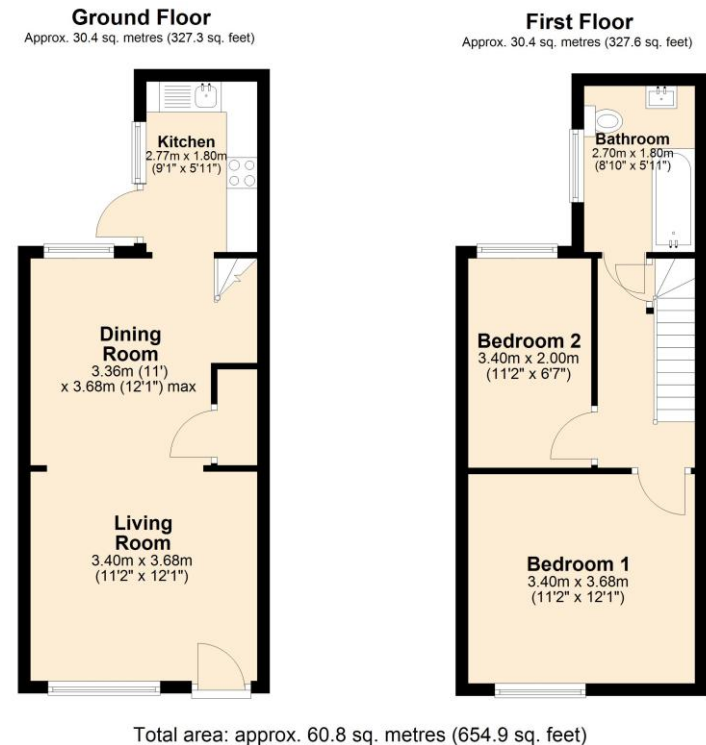
As you step inside, you're greeted by an inviting open-plan living and dining room. The living area boasts a feature fireplace with a wooden mantle – a lovely focal point for cosy evenings – while the layout flows seamlessly into the dining space, ideal for entertaining. Understairs storage offers practical solutions without compromising on space or aesthetics.

To the rear, the newly fitted kitchen is a real highlight. Thoughtfully designed with a range of base and eye-level units and integrated appliances. A door from the kitchen leads directly to a charming rear courtyard, perfect for relaxing outdoors or enjoying a morning coffee. Gated rear access adds both security and convenience.

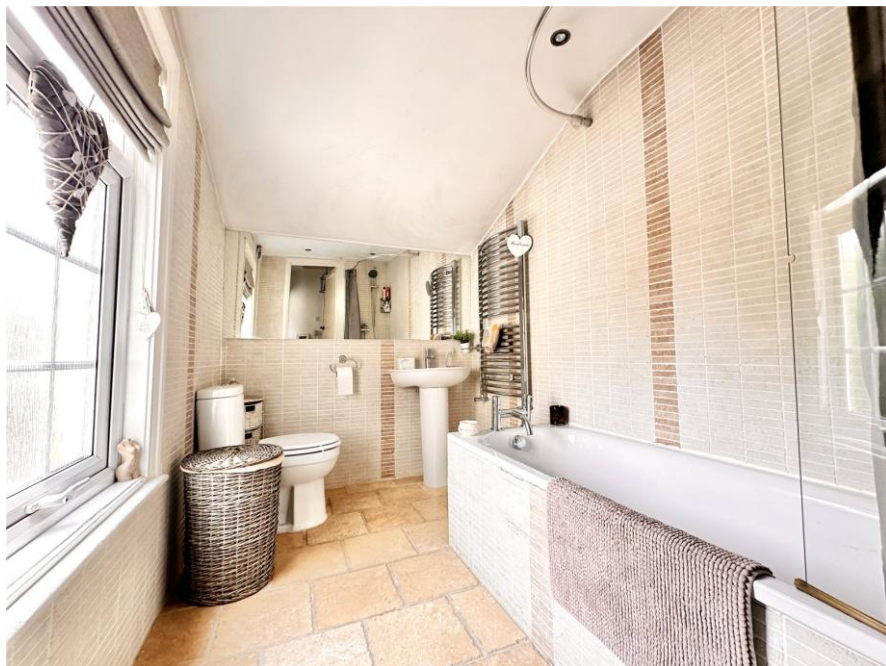
Upstairs, you'll find two generously sized bedrooms. The main bedroom is especially impressive, with elegant feature panelling and fitted wardrobes offering ample storage. The second bedroom is also well-proportioned and versatile, ideal as a guest room, home office, or nursery. Completing the upper floor is a stylish bathroom, fitted with a modern three-piece white suite, offering both comfort and contemporary design.

Outside, the rear courtyard is paved and low-maintenance, providing a private retreat with gated access for added practicality.

- Freehold
- Ground rent £5pa
- EPC Grade TBC
- Council Tax Band B







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Disclaimer

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