



**Wincham Road, Sale, Trafford, M33**

**Guide Price: £575,000**

*Leasehold*

# Wincham Road, Sale, Trafford, M33

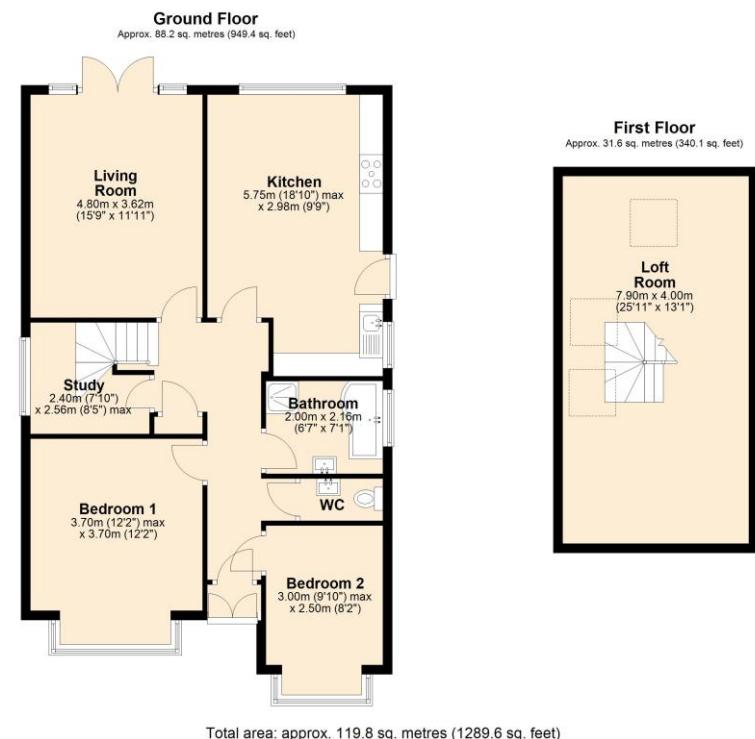
A fabulously extended and comprehensively refurbished two-double-bedroom detached bungalow, offering stylish, contemporary living throughout. Set on a superb, private, established plot, the property boasts a generous rear garden, gated side access, and ample driveway parking, making it an ideal family home. Perfectly positioned just off The Avenue and within easy reach of Sale, it combines convenience with a peaceful, residential setting.

Internally, the bungalow has been finished to a high specification, blending modern design with practical living spaces. The entrance porch leads into a welcoming hallway, which in turn opens onto a spacious lounge filled with natural light from French doors to the rear and additional side windows, creating a seamless connection to the garden. The lounge features a charming fireplace with gas fire, providing a cozy focal point. The breakfast kitchen is impressive in size and style, fitted with a contemporary range of handleless gloss units, worktops, a central island breakfast bar, and integrated appliances including a double oven, ceramic hob, dishwasher, fridge freezer, and washing machine. A gas-fired imitation wood burner adds warmth and character, while a window and side door ensure the space feels bright and airy.

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Externally, the property is equally impressive. The front driveway provides ample parking, while gated access leads to the rear garden, which features a paved patio and a large artificial lawn bordered by mature planting, offering a private and low-maintenance outdoor space.

- Leasehold
- 99 Years 17/12/55
- Ground Rent £10pa
- EPC GRADE D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 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.