



Totnes Road, Sale

Offers Over £375,000



**HIBBERT**  
HOMES

SALES & LETTINGS



# Totnes Road

## Sale

This superb, bright end-terraced house comes well-presented throughout and offers great living space perfect for families.

Situated in a fantastic position within a short walk of Ashton on Mersey Village, the property enjoys great access to all local amenities, as well as some fantastic outdoor spaces. Also nearby are some fantastic schools. Just a little further is Sale Town Centre with all its shops, bars and restaurants, and unbeatable transport links to Manchester and beyond.

The house itself offers bright accommodation, with generous room proportions and lending itself to flexible living space. The large front living room is a great feature of the house, but the main hub is the open-plan dining kitchen with garden room capturing streams of natural light and providing a perfect day-to-day social space.

The property is set back from the road behind a green, and approached via a private front driveway providing one off-road parking space. Further bayed parking is available in front of the green. To the rear is a large, enclosed garden laid mainly to lawn and bordered by woodlap fencing, with ample space for sheds, greenhouses and kids' equipment. A flagged patio area provides the perfect spot for outdoor dining and entertaining.







# Totnes Road

## Sale

Well-presented end-terrace with large living room, open-plan kitchen, garden room, driveway, enclosed garden, near schools, amenities, and transport links. Ideal for families.

Council Tax band: B

Tenure: Freehold

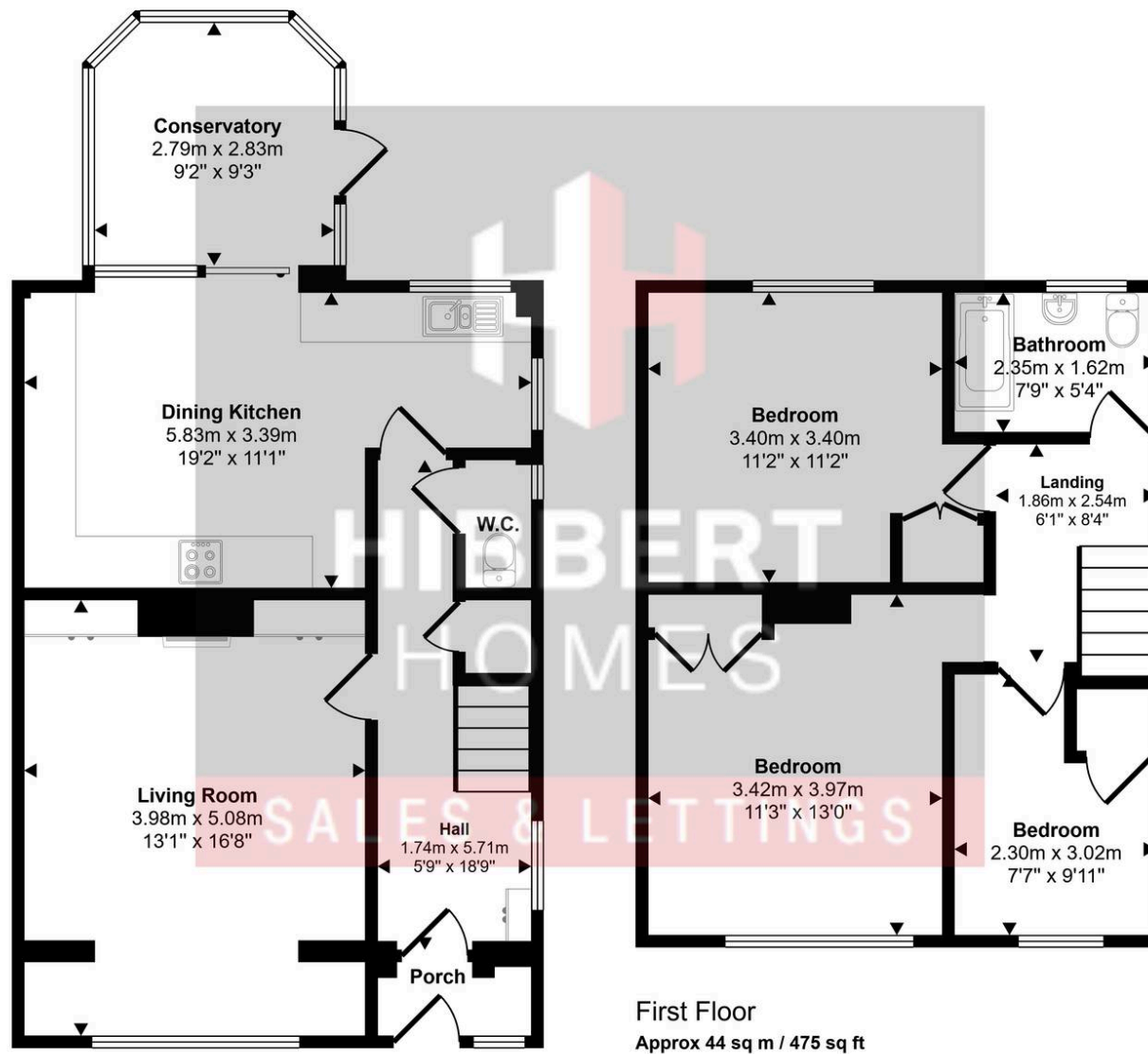
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Beautiful end terraced house
- Well presented throughout
- Large living room
- Open-plan dining kitchen with further garden room
- Three good bedrooms
- Generous enclosed rear garden
- Off-road parking
- Short walk to Ashton on Mersey Village and all local amenities



Approx Gross Internal Area  
103 sq m / 1110 sq ft



**Ground Floor**  
Approx 59 sq m / 635 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

