



22 Lynwood Grove, Sale, M33 2AN

Offers Over £715,000

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jordan fishwick

- Beautifully Presented Period Terrace
- Contemporary Kitchen and Bathroom
- Private Rear Garden
- Fantastic Location within Walking Distance to Sale Town Centre
- Great Transport Links including Motorway Access and the Metrolink
- Five Double Bedrooms
- Further Shower Room and WC
- Permit Parking
- Within the Catchment with Excellent Local Schools
- Council Tax Band D - EPC Rating E

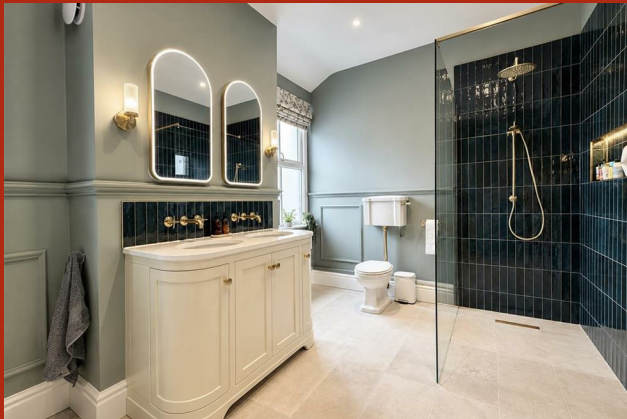
An immaculate period terrace, beautifully presented throughout and ideally situated within a highly sought-after residential area of Sale. This exceptional home offers spacious and versatile accommodation arranged over four levels, perfectly suited to modern family living.

The property seamlessly combines attractive character features with contemporary finishes, featuring bright and welcoming reception spaces, a stylish fitted kitchen, generously proportioned bedrooms and an impressive family bathroom. A standout feature of the home is the thoughtfully converted basement level, providing superb additional living accommodation including a bedroom, living room/bedroom, shower room, and a utility area, making it ideal for guests, independent living, or multi-generational use.

The loft conversion further enhances the property, offering a versatile additional room suitable for a home office, playroom, hobby room, or occasional accommodation.

Externally, the property benefits from a low maintenance, private rear garden ideal for entertaining and outdoor relaxation. To the front, parking is permitted with visitor passes available. Conveniently positioned near highly regarded schools, transport links, Sale town centre, and nearby Metrolink stations, the property also offers easy access to motorway networks and Manchester city centre.

Combining period charm, immaculate presentation, and substantial flexible living space, this outstanding home represents a rare opportunity in a prime Sale location.





Floor Plans

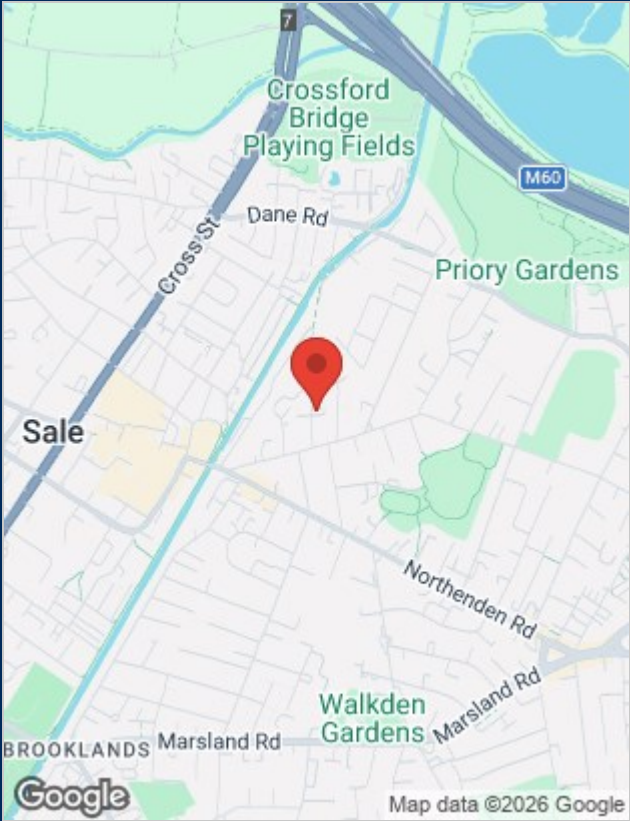


Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

