



Lawson Grove, Sale, Trafford, M33

Guide Price: £350,000

Freehold

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A spacious four-bedroom end-terrace period property, offered with no onward chain and boasting excellent potential for modernisation. Set over three floors, the property retains a wealth of original features and offers generous accommodation throughout.

Located just on Lawson Grove, the property benefits from unrestricted on-street parking to the front.

The ground floor features two reception rooms, with the front lounge benefiting from a large bay window and the rear dining room having French doors opening onto the garden. The dining room leads through to a good-sized kitchen, fitted with a range of wall and base units, with space for a gas cooker, fridge freezer and washing machine.

To the rear is a low-maintenance, private garden with paved areas and artificial grass, together with side access and a small outhouse providing useful storage.

The property also benefits from a cellar chamber with an additional raised section, offering useful storage and further potential, subject to any necessary permissions.

The first floor provides three bedrooms and the family bathroom. The main bedroom is positioned to the front and benefits from fitted wardrobes and high ceilings, while the second double bedroom and good-sized single bedroom are located along the landing. The bathroom features a shower over the bath.

The second floor offers a further double bedroom with Velux and dormer windows, an en-suite shower room and useful eaves storage.

With its spacious accommodation, attractive period features and excellent potential to modernise, this is a fantastic opportunity to create a superb family home. Early viewing is highly recommended.



- Freehold
- EPC D
- Council Tax C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.