



HYDE GROVE, Sale, Trafford, M33

Guide Price: £300,000

Freehold

HYDE GROVE, Sale, Trafford, M33

Discover this delightful 2 double bedroom period terrace home, nestled in a cul-de-sac just moments away from the bustling town centre of Sale. This prime location offers a perfect blend of urban convenience and peaceful living.

Just a short walk away is Stanley Square, featuring an array of independent cafes, bars, boutiques, and the popular Northern Lights Cinema. Close by is the canal, local park and tram stop.

Step into a freshly decorated lounge area, complete with a half bay window and a floating living flame gas fire.

Enjoy a well-equipped kitchen with ample work surface area and a generous run of cupboard space. There's even room for a dining table.

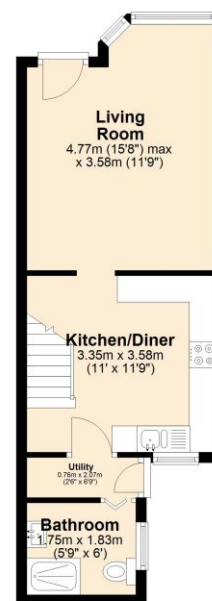
The inner hallway has a convenient utility space and leads to a fully tiled downstairs bathroom featuring a separate bath and shower, along with a stylish vanity unit and WC.

Upstairs there are two double bedrooms, an extremely generous front double bedroom with high ceilings. The 2nd double bedroom is bright and airy with some useful built-in storage.

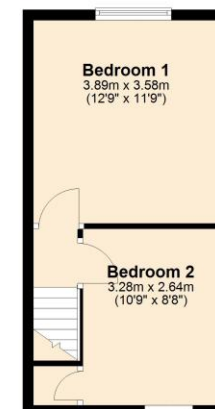
Externally there is a private enclosed courtyard, rendered walls creates a sun trap, perfect for alfresco dining or enjoying a quiet moment outdoors.

- Freehold
- £14 pa Rent Charge
- Council Tax B
- EPC D

Ground Floor
Approx. 33.4 sq. metres (359.0 sq. feet)



First Floor
Approx. 26.1 sq. metres (280.7 sq. feet)



Total area: approx. 59.4 sq. metres (639.7 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

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.