



HOMELANDS RD

Homelands Road, Sale, Trafford, M33

Guide Price: £640,000

Freehold

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**** OFFERED WITH NO ONWARD CHAIN **** Built in the 1930s, this attractive double-fronted, three double-bedroom semi-detached home is located on Homelands Road in Sale, a prime and highly sought-after area close to outstanding local schooling, within a 10-minute walk of Brooklands Metrolink and close to Walton Park and the Bridgewater Canal, making this a superb family home in a highly desirable setting.

To the front, there is a large Indian stone driveway providing ample off-road parking. The property is entered via an entrance porch featuring leaded stained-glass windows inset into the front door. From here, you step into the entrance hall which is beautifully presented and sets the tone for the rest of the house.

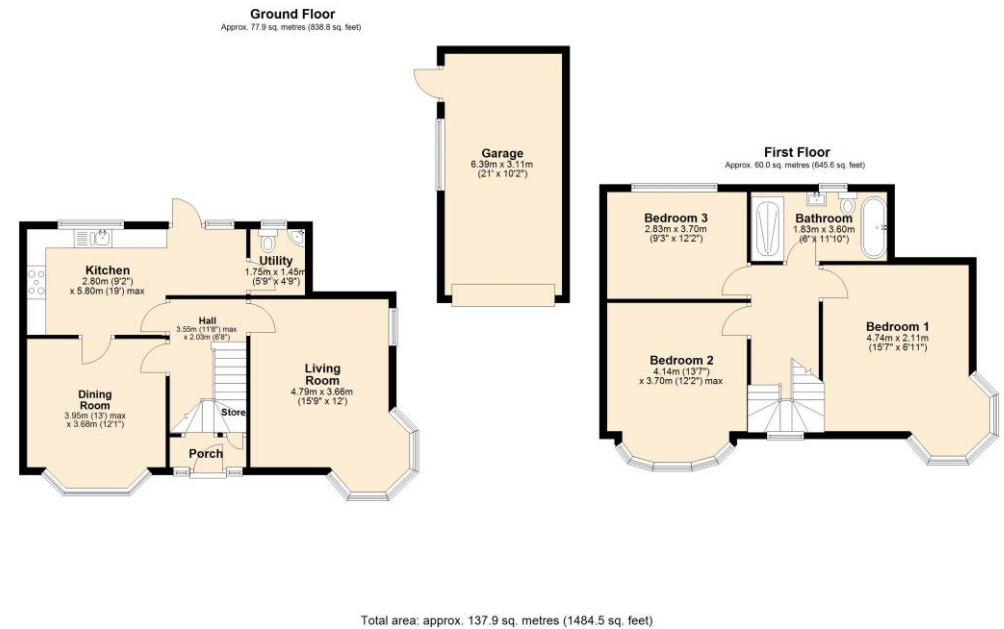
There are two generous reception rooms. To the right is the living room, which features a corner bay window and a living flame gas fire with a limestone surround. The dining room also enjoys a bay window to the front elevation and has a limestone fireplace as a central focal point.

The kitchen is positioned to the rear of the property and is fitted with a range of base and eye-level units with quartz work surfaces and integrated appliances. Ceramic tiled flooring with underfloor heating runs throughout, and there is ample space for a dining area. A door provides access to the rear garden. Off the kitchen is a utility room with a downstairs WC. The boiler is neatly concealed here, having been fitted in January 2024, and comes with a 10-year guarantee and annual servicing.

To the first floor, the main bedroom is a generous double and benefits from a feature corner bay window. Bedroom two is also located to the front and includes a bay window. Bedroom three is a further double, currently used as a home office, and is fitted with USB wall points. The bathroom is stylishly appointed with a separate walk-in shower, freestanding bath, WC and vanity sink unit. Ceramic tiled flooring with underfloor heating completes the space.

Externally, the property is low maintenance and includes a detached garage, built in 2002, with an electric overhead door. The home was comprehensively renovated between 2017 and 2019, including full re-plumbing and re-wiring, new windows, kitchen and bathrooms, replacement internal doors, and updated guttering and downpipes.

- Freehold
- EPC Grade D
- Council Tax D







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Disclaimer

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