

39 Legh Road, Sale

Sale

£500,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







39 Legh Road

Sale

An impressive example of a stylishly enhanced and largely extended semi detached home. With attractive and spacious accommodation enjoyed throughout whilst being ideally located in a much sought-after setting close to Sale, popular primary and secondary schools, key transport links, and useful amenities.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Extended Three Bedroom Semi Detached
- Open Plan Living/Dining/Kitchen
- Downstairs Shower Room
- Within Convenient Reach of Sale Moor Village and Transport Links
- Extensive, Stunning Rear Garden with Summer House
- Driveway Parking









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This extended three bedroom semi detached house offers a spacious and flexible layout, with an open plan living, dining and kitchen area at the heart of the home. Combining room to relax, dine and prepare meals, this sociable space is well suited to modern family life and provides a welcoming setting for entertaining. The open arrangement allows the different areas to flow together, while offering flexibility to arrange furniture and create distinct spaces for everyday activities. Whether enjoying a quiet evening at home or gathering around the dining table, the layout provides a versatile backdrop for a range of lifestyles.

The kitchen forms an integral part of the open plan accommodation, keeping cooking and conversation connected and making the space practical for busy households. The extension adds to the appeal of the property, enhancing the living accommodation and providing valuable additional room to enjoy. Three bedrooms offer flexibility for families, couples or those seeking space for guests, with the potential to use a room as a home office or study according to individual needs.











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Situated within convenient reach of Sale Moor Village, the property offers access to local amenities, while nearby transport links make it well placed for those who need to travel. This appealing location brings together the benefits of a residential setting and the convenience of village facilities, making everyday errands and journeys easier to manage. With three bedrooms and the added practicality of a ground floor shower room, the accommodation is designed to support a variety of routines.

Externally, there is a stunning, large rear garden with a patio area and separate decked area with a summer house, ideal for outdoor dining and entertainment. To the front of the property is a paved driveway providing off road parking for three cars.

This is an inviting opportunity to purchase a semi detached home with a sociable open plan layout, versatile accommodation and a convenient position for enjoying Sale Moor Village and its transport connections. Its combination of connected living space and adaptable rooms offers an appealing foundation for a comfortable home.













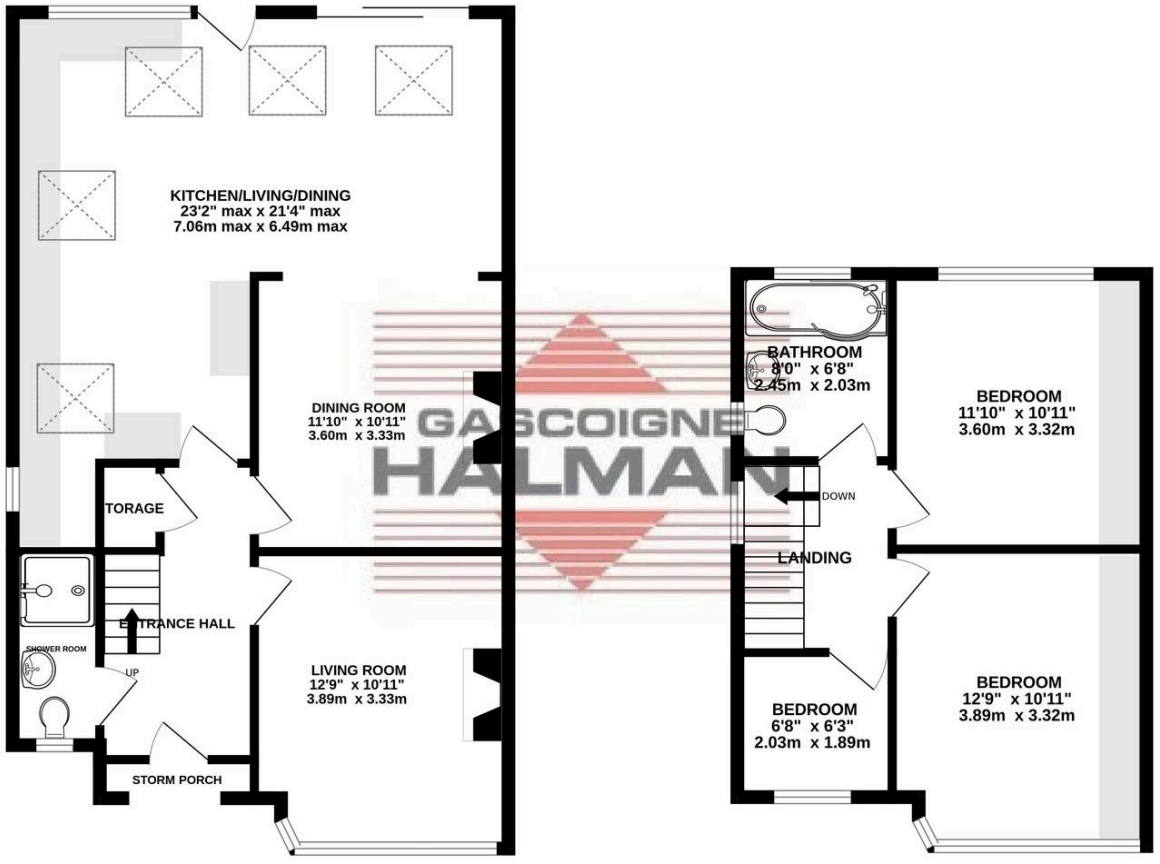






GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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