



**Larchwood Close, Sale, Trafford, M33**

**£425,000**

*Leasehold*

# Larchwood Close, Sale, Trafford, M33

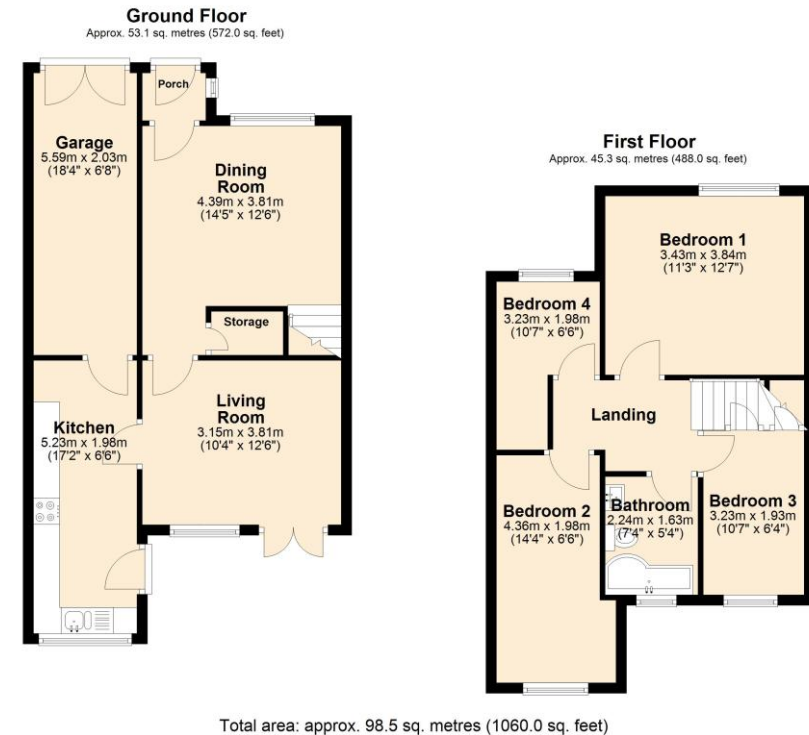
This beautifully presented four-bedroom semi-detached home is tucked away on a quiet cul-de-sac, ideally positioned close to excellent schools, local amenities and convenient transport links. Just a short stroll from popular primary schools, Firsway Medical centre and green spaces it offers an excellent opportunity for families seeking a spacious and well-maintained home in a desirable location.

The property provides generous accommodation throughout and has been thoughtfully designed to suit modern family living. The ground floor welcomes you via a porch entrance and leads into bright and versatile living spaces, including a comfortable lounge and a spacious dining area, both the dining room and kitchen benefit from underfloor heating. The kitchen offers ample storage and workspace with attractive cream units and wooden worktops, while enjoying pleasant views over the rear garden. A substantial garage provides excellent storage and offers exciting potential for conversion, with plumbing already installed for a downstairs shower room.

Upstairs, the property features three well-proportioned double bedrooms alongside a fourth bedroom that would work equally well as a nursery, home office or study. The bedrooms are bright and inviting, with fitted storage available in some rooms, while the modern family bathroom is fitted with a contemporary three-piece suite and a dual heated towel rail.

Externally, the home continues to impress with a sizeable driveway to the front providing ample off-road parking. To the rear, the private south-west facing garden has been designed for both relaxation and entertaining, featuring a decked seating area, a well-maintained lawn, established planting and a covered outdoor seating space that can be enjoyed throughout the year.

- Leasehold
- 999 years from 9 April 1981
- Ground Rent £35pa
- EPC D
- Council Tax B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

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