



Moor Nook, Sale, Trafford, M33

Offers Over: £425,000

Freehold

Nestled within the peaceful cul-de-sac of Moor Nook, just moments from the heart of Sale Town Centre, this beautifully presented two double bedroom semi-detached cottage offers an exceptional opportunity for first-time buyers, professionals, or those looking to downsize without compromise. Ideally positioned close to Walkden Gardens, Moor Nook Park, and excellent transport links, the property combines convenience with a tranquil residential setting.

Approached via a block-paved driveway providing off-road parking for two vehicles, the home immediately impresses with its charming exterior and thoughtfully updated features. Over the past three years, the property has undergone an extensive back-to-brick renovation, including a full rewire, new boiler, damp proof course, new flooring, and a stunning rear extension, creating a home that is both stylish and turnkey ready.

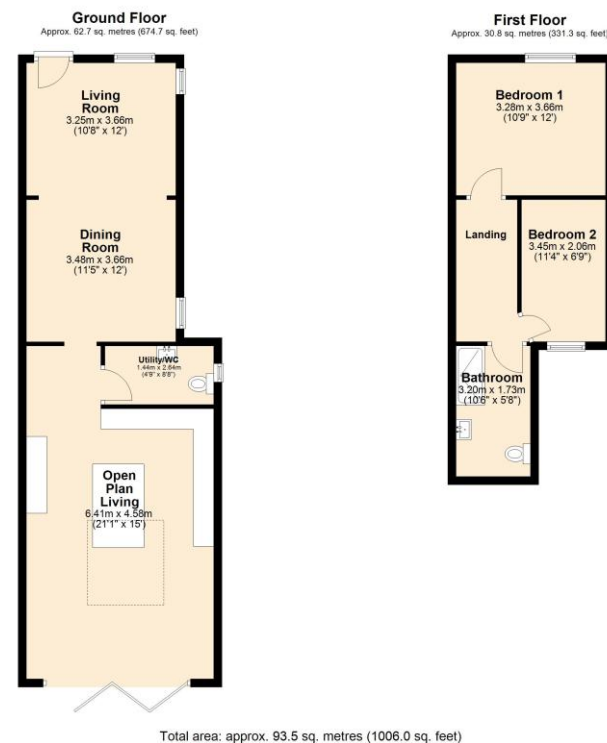
Upon entering, you are welcomed into a striking open-plan living and dining room, flooded with natural light from elegant sash-style double-glazed windows, complete with plantation shutters. The space is beautifully finished with Karndean flooring and centred around a feature log burner, offering both warmth and character.

To the rear, the property truly comes into its own with an incredible open-plan kitchen, dining, and family room. Designed for modern living, this space boasts a large lantern roof light and bi-folding doors that seamlessly connect the indoors with the garden. The contemporary kitchen is fitted with a sleek range of units topped with quartz work surfaces and includes integrated appliances such as a fridge, freezer, dishwasher, oven, and microwave. A central island with seating provides the perfect social hub, while the generous layout allows ample room for both dining and relaxation. Two tall, contemporary radiators add a stylish finishing touch. The ground floor is completed by a convenient downstairs WC and a separate utility room.

Upstairs, the property offers two well-proportioned double bedrooms. The main bedroom benefits from bespoke fitted wardrobes and a charming sash window with plantation shutters.

The modern bathroom is finished to a high standard, featuring a walk-in shower, WC, wash hand basin, and eye-catching tiled flooring. The landing provides access to the loft via a drop-down ladder, complete with lighting and additional storage space.

Externally, the rear garden is fully enclosed with timber fence boundaries, offering a private and secure outdoor space. It features a paved patio ideal for entertaining, a well-maintained lawn, and raised flower bed borders that add colour and interest throughout the seasons.



- Freehold
- EPC TBC
- Council Tax Band B





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.