



Hoylake Road, Sale, Trafford, M33

Offers Over: £300,000

Freehold

Hoylake Road, Sale, Trafford, M33

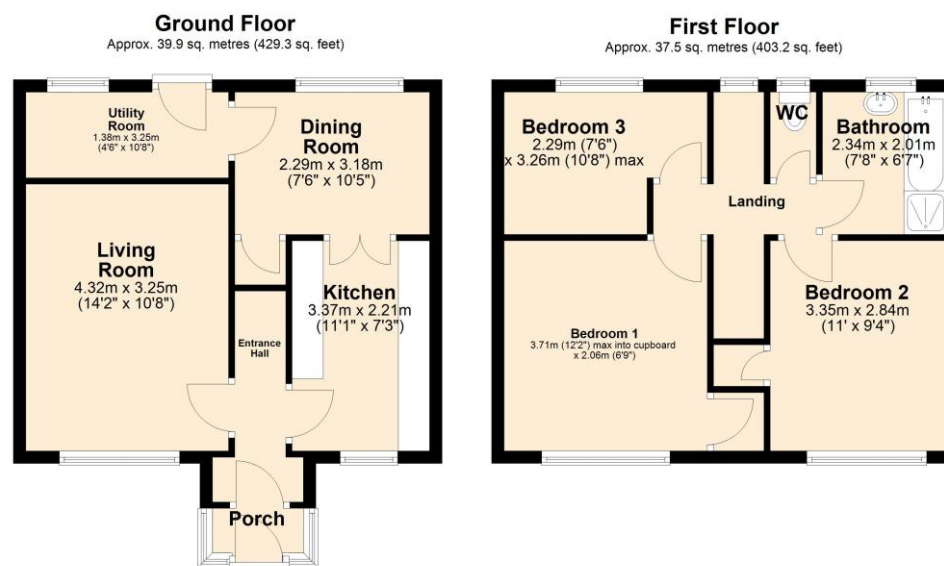
This mid-terrace property on Hoylake Road offers an excellent opportunity for buyers seeking a home with potential to modernise and make their own.

Ideally positioned close to Sale Moor Village, the property benefits from convenient access to a range of local amenities, well-regarded schools, and excellent motorway links and the Metrolink, making it a practical choice for families and commuters alike. Residents' parking is available to the front, and the home is approached via a low-maintenance, gated front garden.

Upon entering, you are welcomed through a porch into a central entrance hallway. To the left, there is a generously proportioned living room, providing a comfortable space for relaxation. To the right, the kitchen is fitted with a range of base and eye-level units and offers scope for updating to suit modern tastes. Sliding doors lead through to the dining room, which enjoys a pleasant outlook over the rear garden, creating a natural flow between living and dining spaces. A separate utility room houses the boiler and adds useful practicality.

To the first floor, the property offers three well-sized bedrooms, all providing ample space for family living or flexible use as a home office or guest room. The bathroom is complemented by a separate WC, offering convenience for busy households.

Externally, the rear garden is fully enclosed and mainly laid to lawn, with a paved patio area ideal for outdoor seating and entertaining. A timber shed provides additional storage.



Total area: approx. 77.3 sq. metres (832.6 sq. feet)

- Freehold
- EPC C
- Council Tax B





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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.