



Pine Grove, Sale, Trafford, M33

Offers Over: £475,000

Freehold

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Situated on the ever-popular Pine Grove in the heart of Ashton Upon Mersey Village, this larger than average semi-detached family home enjoys a prime cul-de-sac setting with delightful open views over the playing fields to the rear. The property offers an ideal blend of space, privacy and convenience, perfectly positioned for village amenities, reputable schools and excellent transport links.

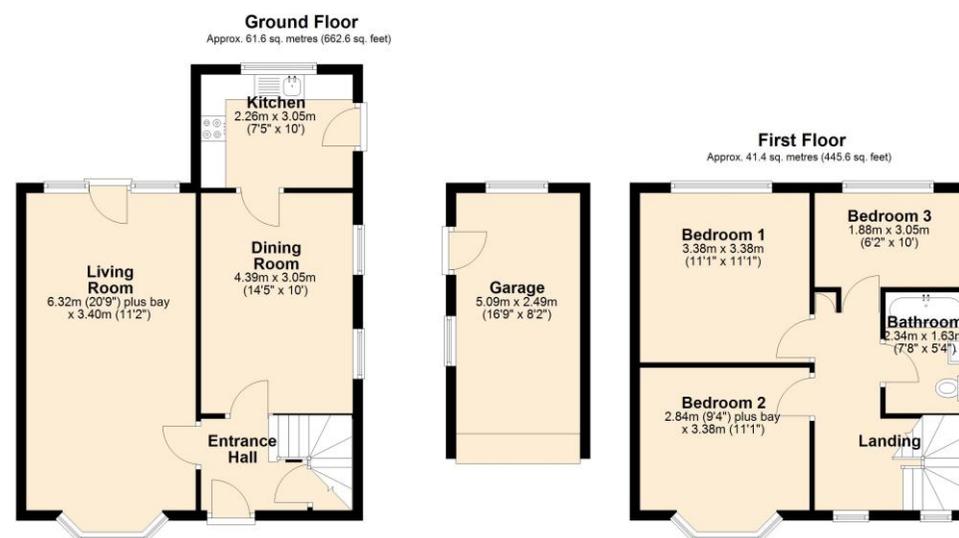
To the front, the home is approached via a block paved driveway providing ample off-road parking and access to a detached garage. Upon entering, you are welcomed by a well-presented entrance hall featuring attractive Karndean flooring and a generous understairs storage cupboard, offering practical space for coats and household essentials.

To the left of the hallway is a generously proportioned living room, beautifully enhanced by a bay window to the front elevation which allows natural light to flood the space. A patio door to the rear provides seamless access to the garden. A feature fire surround creates a focal point, adding warmth and character to this inviting reception room. In addition, there is a spacious dining room with two windows to the side elevation, offering a versatile area ideal for formal dining or entertaining guests.

The kitchen is fitted with a modern range of base and eye level units, complemented by granite work surfaces and a selection of integral appliances. The kitchen also benefits from a door leading to the side elevation and garden, providing convenient external access.

To the first floor, there are three generous bedrooms, each offering comfortable accommodation suitable for a growing family, guests or home working. The accommodation is served by a contemporary three-piece bathroom suite, finished to a good standard.

Externally, the rear garden has been landscaped for low maintenance living while retaining attractive lawned areas. A patio seating area provides the perfect space for outdoor dining and relaxation, all enclosed by timber fence boundaries for added privacy.



Total area: approx. 103.0 sq. metres (1108.2 sq. feet)

- Freehold
- EPC D
- Council Tax D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.