



Grosvenor Square, Sale, Trafford, M33

Offers Over: £400,000

Freehold

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This character-filled property sits proudly behind a well-presented front garden, offering an attractive first impression enhanced by a charming archway entrance leading into the garden area. The exterior sets the tone for the home within, combining traditional appeal with a welcoming and homely feel.

On entering the property, you are greeted by a spacious and thoughtfully arranged ground floor. Originally comprising two separate reception rooms, the space has been opened up to create a large, flowing living and dining area. This open-plan layout provides excellent versatility, ideal for both everyday family living and entertaining. The living area benefits from a beautiful bay-fronted window, allowing natural light to fill the room and adding to the sense of space and character.

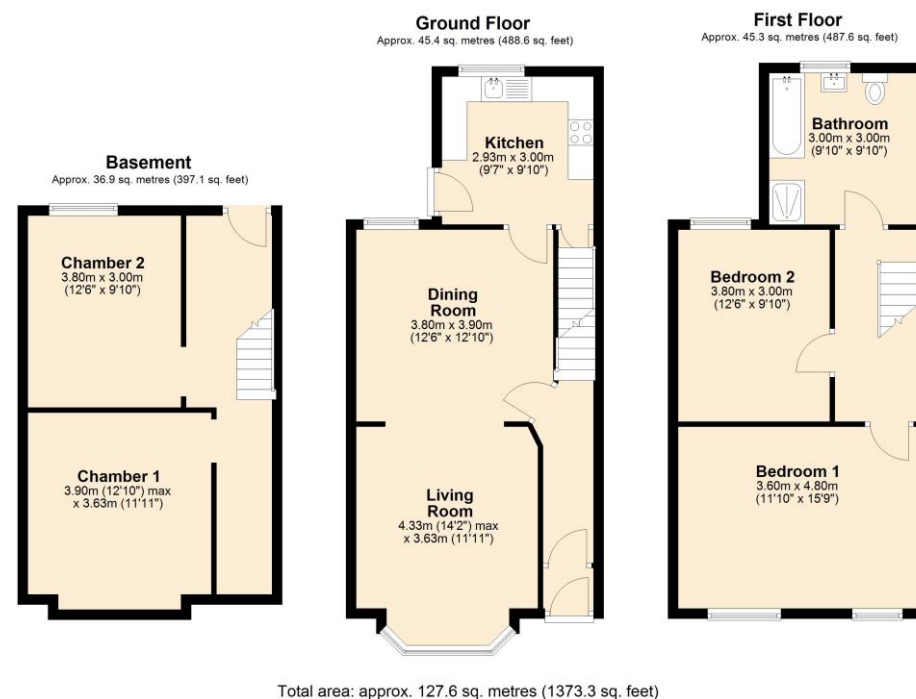
To the rear of the property sits the kitchen, which has been fitted with modern wall and base units, offering a clean and contemporary finish. It provides ample storage and worktop space, and comes complete with white goods.

The property also benefits from cellar chambers, providing valuable additional storage space. These versatile areas are ideal for household storage, utilities, or potential hobby and workshop use, adding further practicality to an already well-proportioned home.

The first floor offers well-proportioned accommodation, including a generous family bathroom finished with a modern three-piece white suite. In addition, there is a separate double shower enclosure, providing both convenience and a touch of luxury for everyday living. Also located on this floor are the two bedrooms, with the main bedroom being notably spacious and the larger of the two, offering a comfortable and restful retreat. The second bedroom is also a well-sized double, suitable for guests, children, or use as a home office.

Externally to the rear there is a low maintenance paved garden, an ideal space for entertaining. Permit parking is available on the road.

- Freehold
- EPC Grade E
- Council Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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Disclaimer

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