



Meadows Road, Sale, Trafford, M33

Offers Over: £385,000

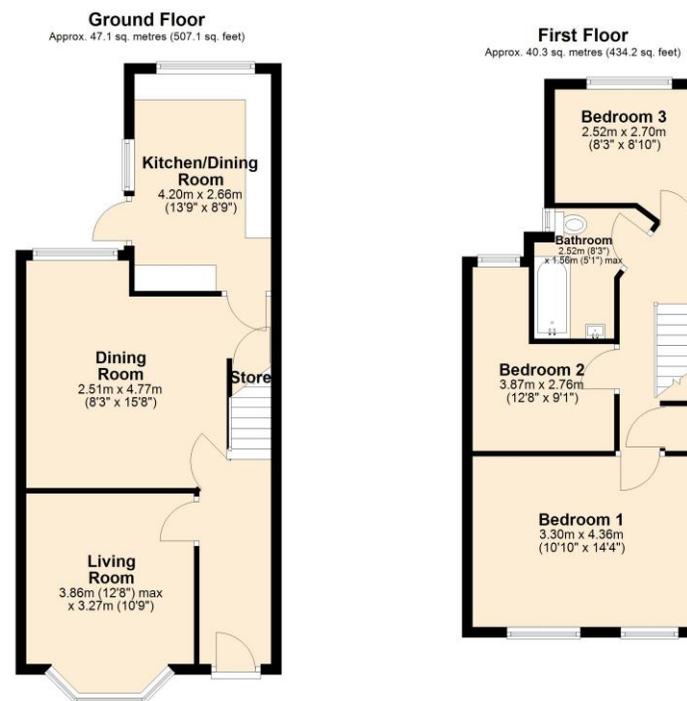
Freehold

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This attractive period mid-terrace property on Meadows Road is offered to the market with no onward chain and presents an excellent opportunity for buyers seeking a well-located home that is ready to move into. The property has recently been redecorated and recarpeted throughout, creating a fresh and neutral finish. To the ground floor there are two good-sized reception rooms, ideal for both living and dining, along with a fitted kitchen. To the first floor, the accommodation continues with three well-proportioned bedrooms and a fitted three-piece bathroom suite. Externally, the property benefits from a rear garden featuring a lawned area and a raised deck, providing a pleasant space for outdoor seating and entertaining.

Meadows Road is ideally positioned within walking distance of Sale town centre, which offers a wide range of shops, cafés, bars and restaurants. The property is also conveniently located for the Metrolink, providing excellent transport links to Manchester city centre and surrounding areas, as well as easy access to the Bridgewater Canal, perfect for scenic walks and cycling routes. Sale is a highly regarded area known for its strong community feel, popular schools, green spaces and excellent connectivity, making it a sought-after location for families, professionals and commuters alike.

- Freehold
- EPC Grade D
- Council Tax Band B



Total area: approx. 87.5 sq. metres (941.4 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 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.