



Sefton Road, Sale, M33

Guide Price: £350,000

Leasehold

Sefton Road, Sale, M33

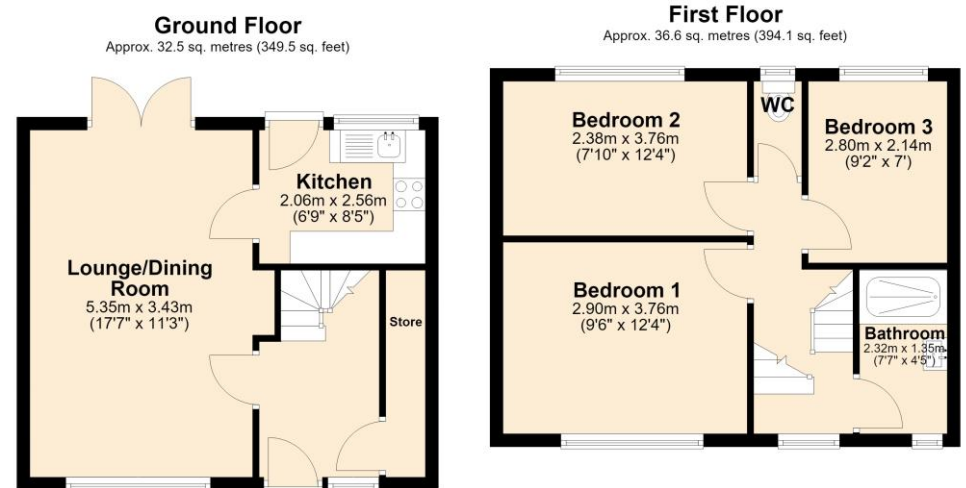
Located on the ever popular Sefton Road, just moments from the heart of Sale Town Centre, this gorgeous three bedroom mid terrace home offers spacious and beautifully presented accommodation throughout. Neutrally decorated in a modern style, the property is ready to move straight into and is ideal for first-time buyers, young families, or those looking to enjoy the convenience of this highly sought after location. Externally, the property benefits from off-road parking to the front and side ginnel access leading to the rear garden.

Upon entering, you are welcomed by a spacious entrance hall, complete with generous understairs storage. There is a bright and airy open-plan living and dining room, where French doors open onto the rear garden, allowing an abundance of natural light to flood the space and creating the perfect setting for everyday living. The adjoining kitchen is fitted with a range of base and eye-level units, offering ample space for appliances, and benefits from a further door providing direct access to the rear garden.

The first floor comprises three well proportioned bedrooms, all offering ample space for bedroom furniture and a modern family bathroom, complemented by a separate WC for added practicality.

To the rear, the property boasts a particularly generous and private garden that is not overlooked, providing an excellent outdoor space to enjoy. Predominantly laid to lawn, the garden also features a decked seating area, making it the perfect spot for outdoor dining, entertaining, or simply relaxing during the warmer months.

- EPC Grade D
- Leasehold
- 999 years from 28 April 1980
 - Ground Rent £25pa
 - Council Tax Band B



Total area: approx. 69.1 sq. metres (743.6 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The Property Man

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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.