



Simons Close, Sale, Trafford, M33

Offers Over: £400,000

Freehold

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Located on Simons Close, a peaceful cul-de-sac just off Marsland Road, this beautifully presented three-bedroom modern end-terrace home perfectly suited for families, professionals or first time buyers. Ideally positioned within walking distance of Brooklands Metrolink, St James Close Park, Sale town centre, Bridgewater Canal and Walton Park whilst also being zoned for outstanding schools.

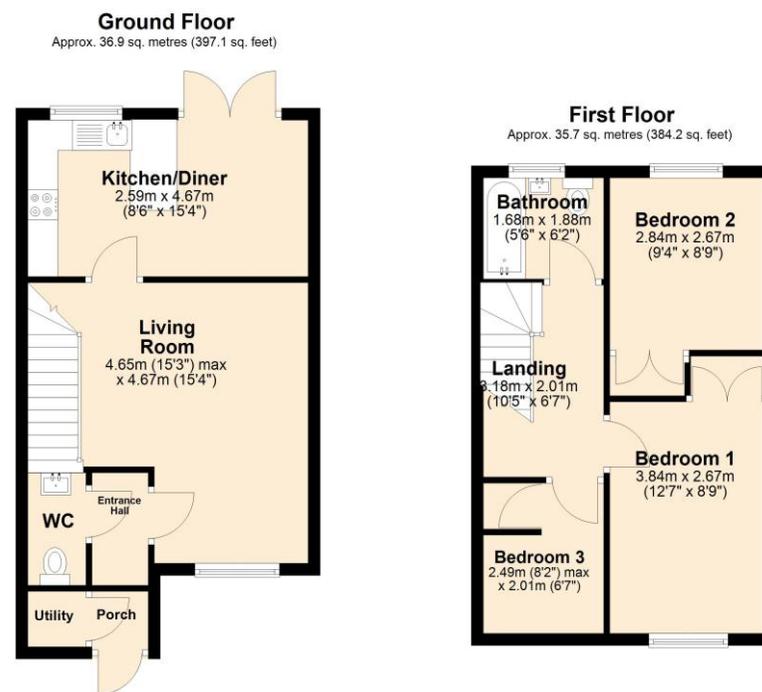
To the front, the home is set behind a well-established garden with a paved pathway leading to the front door, creating an attractive first impression. To the side, a driveway provides off-road parking for two vehicles and benefits from gated access to the enclosed rear garden, offering both practicality and privacy.

Upon entering, you are welcomed into a useful porch area, complete with a convenient utility cupboard on the left-hand side, thoughtfully designed with space for a stacked washer and dryer. The entrance hall beyond provides access to a downstairs WC positioned to the left, while to the right you will find the main living room. This generously sized reception space features a window overlooking the front garden and a charming feature fire surround, creating a warm and inviting atmosphere.

To the rear of the property is a stylish kitchen diner fitted with a modern range of base and eye-level units, complemented by integral appliances. There is ample space for a dining table and chairs, making it ideal for both everyday family life and entertaining. Patio doors open directly onto the rear garden, allowing natural light to flood the space and providing seamless indoor-outdoor living.

Upstairs, the property offers three well-proportioned bedrooms, each providing comfortable accommodation with flexibility for family living, guest space or a home office. A contemporary family bathroom serves the first floor.

Externally, the enclosed rear garden is mainly laid to lawn with a paved patio area.



Total area: approx. 72.6 sq. metres (781.4 sq. feet)

- Freehold
- EPC TBC
- Council Tax Band D





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Disclaimer

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