



Clarendon Road, Sale, Trafford, M33

Offers Over: £550,000

Freehold

Clarendon Road, Sale, Trafford, M33

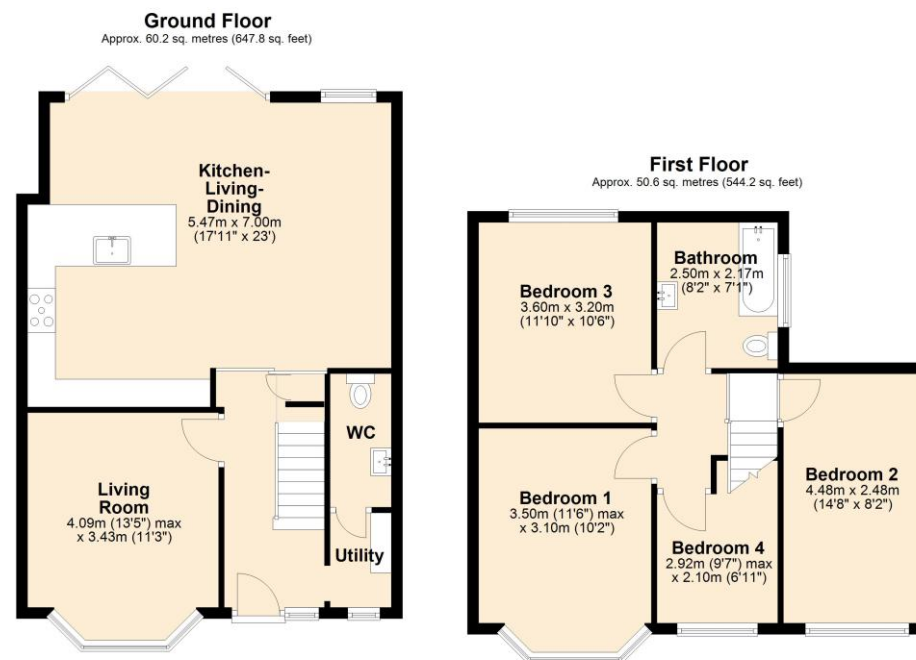
This extended and stunning four-bedroom semi-detached home is perfectly positioned on the ever-popular Clarendon Road, ideally located between Sale Moor Village and Sale Town Centre. The property offers generous and versatile living accommodation, finished to a high standard throughout, and benefits from a driveway to the front providing off-road parking.

Upon entering the property, you are welcomed into a beautifully presented entrance hall that sets the tone for the rest of the home. To the front, the living room is a bright and elegant space, enhanced by a bay window that allows natural light to flood in. Also off the hallway is a practical utility room leading through to a ground floor WC, ideal for modern family living.

The heart of the home is the impressive open-plan living, dining and kitchen area to the rear. The kitchen is fitted with a stylish range of base and eye-level units with wood work surfaces over, complemented by integral appliances, a Belfast sink and striking hexagonal feature tiled flooring. A breakfast island bar provides a sociable focal point, while there is ample space for both dining and relaxing. Bi-folding doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

To the first floor, the property offers four well-proportioned bedrooms, comprising three doubles and a good-sized single room. The rear double bedroom benefits from fitted wardrobes and enjoys lovely views over the adjoining woodland leading towards Worthington Park. The family bathroom is fitted with a three-piece suite, including a bath, WC and wash hand basin.

Externally, the rear garden is designed for low maintenance, with timber fence boundaries and a gate providing direct access into Worthington Park, a real highlight for families and those who enjoy outdoor space.



Total area: approx. 110.7 sq. metres (1192.0 sq. feet)

- Freehold
- EPC D
- Council Tax Band C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	71 C
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.