



1 Haddon Grove, Sale

Sale

£325,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

1 Haddon Grove

Sale

Three bedroom end terrace in a prime location near Sale Town Centre and Bridgewater Canal. Spacious rooms, two receptions, original features, and huge potential for modernisation.

PLEASE NOTE: This property is subject to a protected tenancy, this will remain in place post completion.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Three Bedroom End Terrace
- In Need of Modernisation Throughout
- Two Reception Areas and Spacious Kitchen
- Within Convenient Reach of Bridgewater Canal and Sale Town Centre
- Highly Sought After Location

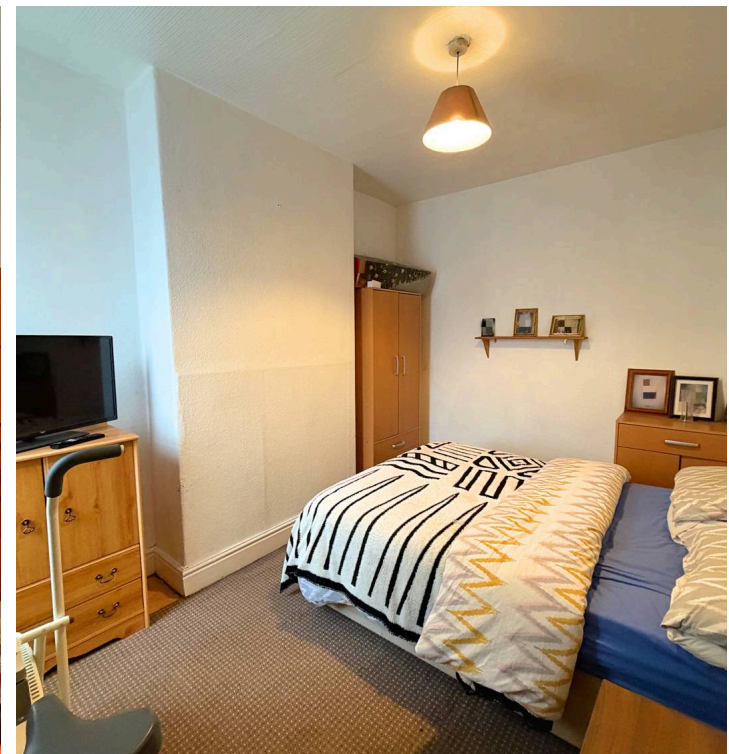
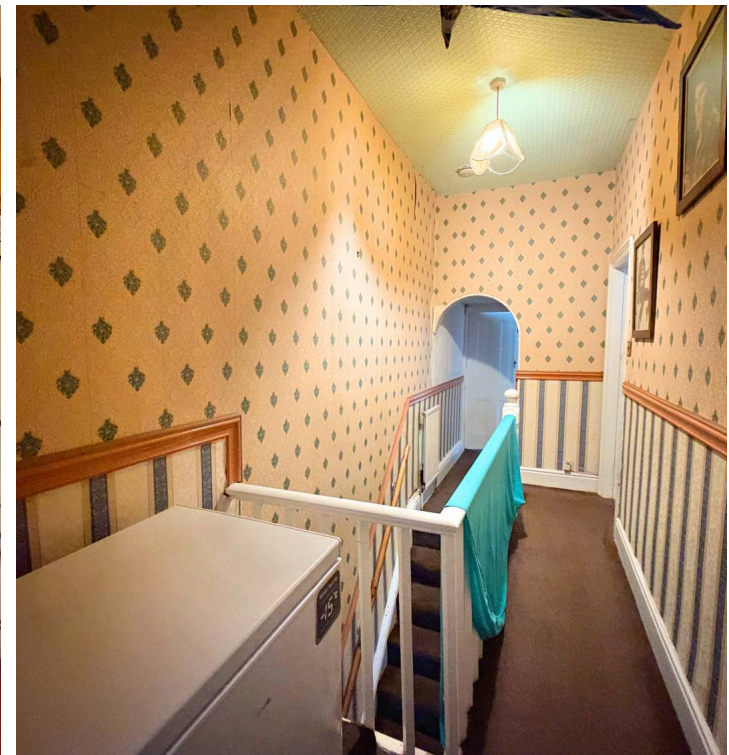


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Nestled in a highly sought after location within convenient reach of the Bridgewater Canal and Sale Town Centre, this three bedroom end terrace presents an exceptional opportunity for those seeking a property with immense potential.

Stepping inside, you are greeted by a generously proportioned hallway that leads to two distinct reception areas, offering flexible living arrangements perfectly suited to both relaxing and entertaining. The front reception room features a large window that fills the space with natural light, creating a warm and inviting atmosphere, while the rear reception room offers direct access to the kitchen and ample space for dining or family gatherings. The kitchen itself is notably spacious, providing a practical layout with abundant work surface areas and storage options, and is ready to be transformed into a contemporary culinary hub tailored to your tastes.



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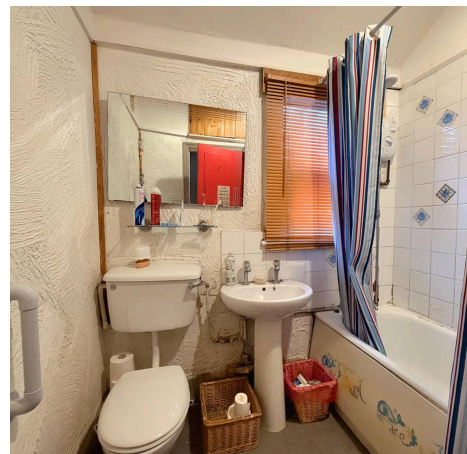
Sale

Upstairs, three well-sized bedrooms await, each with scope for personalisation, whether you envision tranquil retreats for restful nights or versatile spaces for work or study. The bathroom is arranged to maximise convenience, and like the rest of the property, offers a blank canvas for modernisation and bespoke design.

Externally the home benefits from a courtyard with useful adjoining outbuildings providing scope for storage or conversion, whilst there is also a separate lawned garden.

Throughout the home, original features and proportions create a sense of character and timeless appeal, while the layout ensures each room benefits from a sense of light and openness. With its traditional terraced design, this property combines classic charm with the exciting prospect of renovation, ideal for those eager to create a home that reflects their own style and needs.

The central location places you within easy reach of Sale's vibrant amenities, reputable schools, and excellent transport links, making this an attractive proposition for families, professionals, or investors. Whether you are looking to embark on a rewarding refurbishment project or secure a property in a prime area with enduring appeal, this three bedroom end terrace offers boundless potential and the promise of a lifestyle shaped by comfort, convenience, and community.



GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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