



Marsland Road, Sale, M33

Offers Over: £400,000

Freehold

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Occupying a sought-after position on the ever-popular Marsland Road in Sale, this attractive period mid-terraced home presents a fantastic opportunity for buyers looking to create their dream home. Ideally located within easy reach of Sale Moor Village, Sale Town Centre, excellent motorway networks, highly regarded schools and beautiful green spaces including Sale Water Park and Walkden Gardens, the property combines an enviable location with outstanding potential. Offered to the market with no onward chain, this spacious home requires full modernisation throughout, making it an exciting prospect for those wishing to renovate and add value.

The accommodation is arranged over four floors, providing generous and versatile living space. To the lower ground floor are the useful cellars, currently utilised as a workshop and storage area, offering enormous potential for conversion, subject to the necessary consents, to create additional living accommodation.

Stepping inside the property, you are welcomed by a charming entrance hallway showcasing period character with decorative coving and elegant corbels. To the front of the property is a spacious bay-fronted living room, flooded with natural light and retaining the proportions expected of a home of this era. Beyond is a separate dining room, providing an ideal space for entertaining or family meals, which leads through to the dining kitchen. The kitchen offers ample room for both cooking and dining and is complemented by a practical utility area.

The first floor comprises three well-proportioned bedrooms and a family bathroom. The principal bedroom enjoys a superb position to the front of the property, featuring a large bay window that fills the room with natural light and enhances the sense of space. Rising to the second floor, a further generous double bedroom provides flexible accommodation, ideal as a guest room, home office or teenager's retreat.

Externally, the property benefits from an enclosed rear garden, featuring a paved patio area perfect for outdoor seating, with the remainder predominantly laid to lawn, offering excellent space for families, gardening enthusiasts or future landscaping.

- Freehold
- EPC Grade TBC
- Rent Charge £14.50pa
- Council Tax Band D







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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.