



Pine Grove, Sale, M33

Guide Price: £400,000

Freehold

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*OFFERED WITH NO ONWARD CHAIN *

Positioned at the top of a peaceful and sought-after cul-de-sac, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to add their own stamp to a property. In need of full modernisation throughout, the home is offered with no onward chain, making for a straightforward and hassle-free purchase.

The accommodation is well-proportioned and includes a spacious 21ft living room, providing ample space for both relaxation and entertaining. There is a separate dining room, ideal for family meals or hosting guests, and a conservatory to the rear, offering an additional living area with views over the garden. The fitted kitchen is functional and ready for updating, giving buyers the chance to create their ideal cooking space.

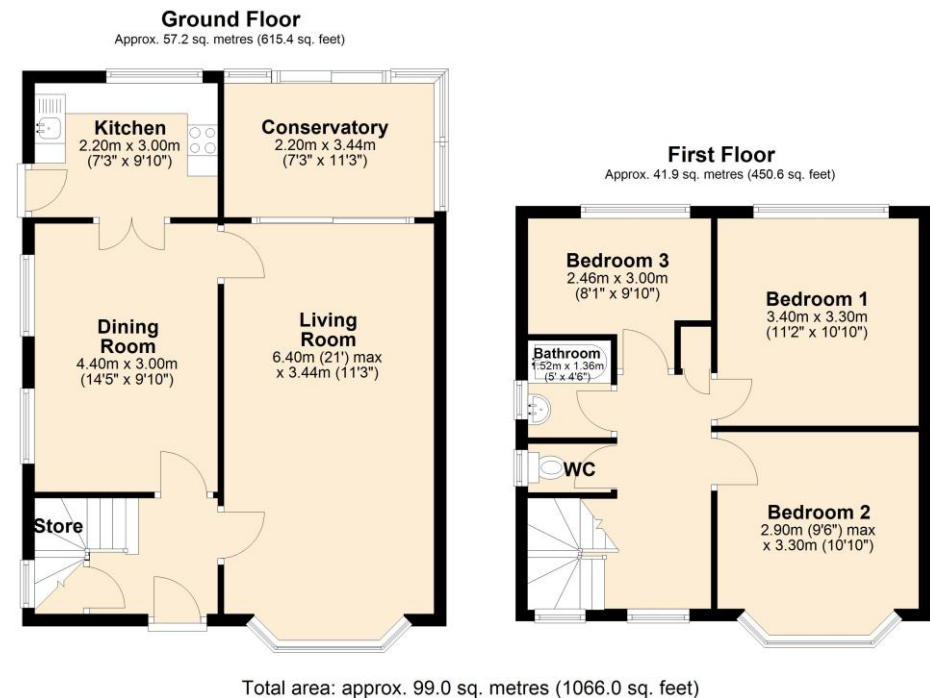
Upstairs, the property offers three bedrooms – two of which are comfortable doubles and a generous single – along with a bathroom and a separate WC. This layout provides flexibility for growing families, home working, or guest accommodation.

The property sits on a generous plot, with the majority of the garden laid to lawn and surrounded by mature shrubs and trees, offering privacy and scope for landscaping or potential extensions (subject to planning permission). To the front, there is ample off-road parking as well as a detached garage, perfect for storage or workshop use.

Located within close proximity to Ashton upon Mersey village the property offers an abundance of amenities including transport links and popular schooling making this an ideal family home.

This is a fantastic opportunity to create a family home tailored to your own style and needs. Early viewing is recommended to appreciate the full potential of this property.

- Freehold
- EPC Grade TBC
- Council Tax Band D







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Disclaimer

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