

TRADING PLACES

Offers in excess of £475,000
Elton Road, Sale, M33



3

Bedrooms



1

Bathroom

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Perfectly positioned on the ever-popular **Elton Road, Sale**, this beautifully presented extended semi-detached home combines contemporary living with character features, making it an ideal choice for families. Conveniently located close to highly regarded schools, excellent local amenities and superb transport links, the property is approached via a driveway providing off-road parking, complemented by gated side access and an attractive, well-maintained front garden.

Stepping inside, you are welcomed by a bright and inviting entrance hallway featuring striking stained floorboards and useful fitted under-stairs storage. To the left, the cosy living room enjoys an abundance of natural light from the bay window.

To the rear of the property is the true heart of the home – an impressive open-plan living, dining room with patio doors leading to the oasis style rear garden. The modern fitted kitchen is also to the rear elevation which is complimented by two large windows allowing natural light.

The first floor offers three well-proportioned bedrooms alongside a contemporary family bathroom fitted with a stylish four-piece suite.

Outside, the rear garden has been thoughtfully designed for enjoyment, featuring a pond, large patio area, mature shrubs and lawned area creating the perfect setting for entertaining family and friends throughout the summer months. To the rear there is a detached garage with a up and over door ideal for storage.

Elton Road is one of Sale's popular residential locations, well placed for a range of highly regarded schools, local shops, parks and leisure facilities. Sale town centre is within easy reach, offering an excellent selection of independent cafés, restaurants, bars and supermarkets, while the nearby Metrolink and motorway network provide convenient access to Manchester city centre, Manchester Airport and surrounding areas. Combining a welcoming community atmosphere with outstanding connectivity, Elton Road is an excellent location for families and professionals alike.

Dining Room 11' 1" x 7' 8" (3.38m x 2.34m)

Kitchen 15' 5" x 7' (4.70m x 2.13m)

Sitting Room 11' 3" x 11' 1" (3.43m x 3.38m)

Lounge 11' 11" x 11' 1" (3.63m x 3.38m)

Hallway

Cupboard

Storm Porch

Bedroom 11' 3" x 11' 1" (3.43m x 3.38m)

Bathroom 8' 3" x 7' (2.51m x 2.13m)

Bedroom 12' 2" x 11' 1" (3.71m x 3.38m)

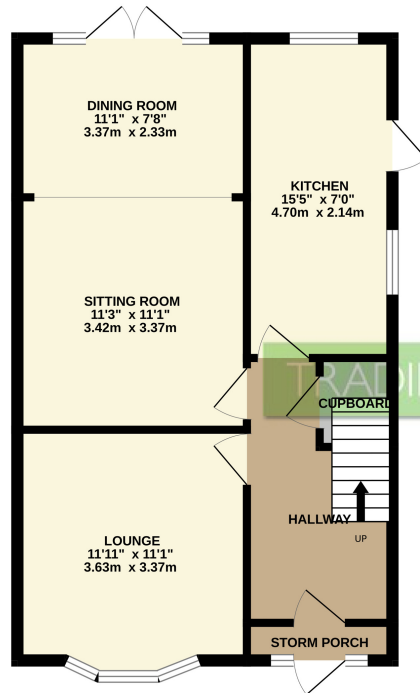
Bedroom 8' 4" x 7' (2.54m x 2.13m)

Landing

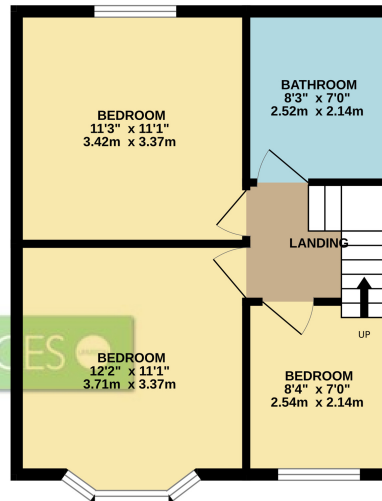
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GROUND FLOOR



1ST FLOOR



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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