



Tulip Close, Sale, Trafford, M33

Guide Price: £340,000

Leasehold

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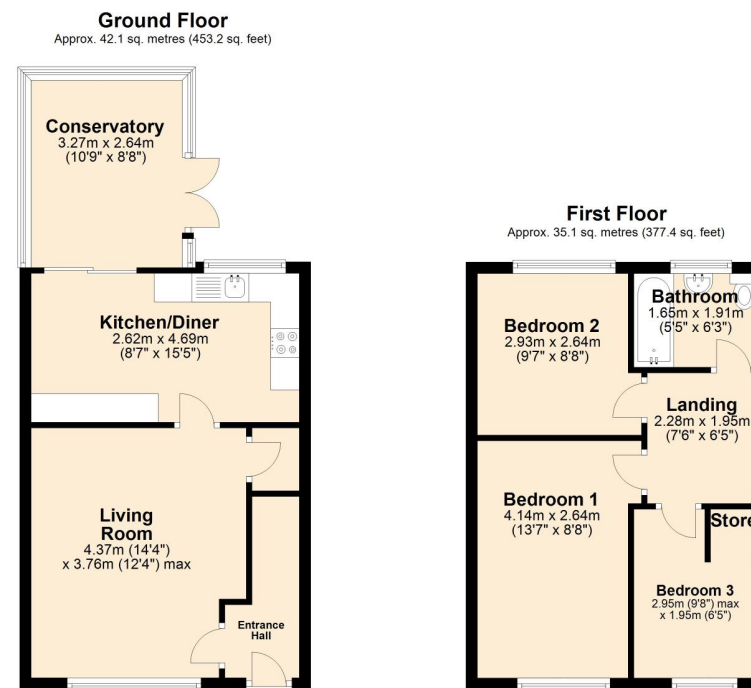
Tucked away in a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached home offers an ideal opportunity for growing families, professional couples, first-time buyers, or buy-to-let investors.

Arranged over two floors, the property provides well-planned and spacious accommodation throughout. The ground floor comprises a welcoming entrance hall leading into a bright and airy living room, complete with a feature living flame gas fire and useful understairs storage. To the rear, the modern kitchen diner is fitted with a stylish range of base and wall units, complemented by roll-top work surfaces and tiled splashbacks. There is space for freestanding appliances and ample room for a dining table and chairs, making it perfect for both everyday living and entertaining. Patio doors open into a charming conservatory, offering pleasant views over the private rear garden.

Upstairs, the first floor hosts three bedrooms, including two generous doubles and a well-proportioned single with built-in storage. A contemporary white bathroom suite completes the accommodation.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, alongside a neatly maintained enclosed front lawn. To the rear, a private and enclosed garden is mainly laid to lawn, complemented by two patio areas.

Tulip Close is conveniently located close to excellent transport links, falls within the catchment area for well-regarded schools, and is just a short distance from Sale town centre, offering a wide range of shops, restaurants, and local amenities.



Total area: approx. 77.2 sq. metres (830.6 sq. feet)

- Leasehold
- 999 years from 28 October 1981
- Ground Rent £35pa
- Council Tax C
- EPC C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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