



Alice Street, Sale, Cheshire, M33

Guide Price: £350,000

Freehold

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Located in the heart of Sale Moor Village, this beautiful mid terrace home perfectly combines modern living with timeless charm. Boasting a spacious living room, a stylish and thoughtfully designed modern kitchen diner, three well proportioned bedrooms and a low maintenance rear garden, this wonderful property has plenty to offer and is sure to impress.

Upon entering, you are welcomed into a spacious and inviting living room, providing the perfect setting for both relaxing and entertaining. Large windows allow an abundance of natural light to fill the space, creating a bright and welcoming atmosphere.

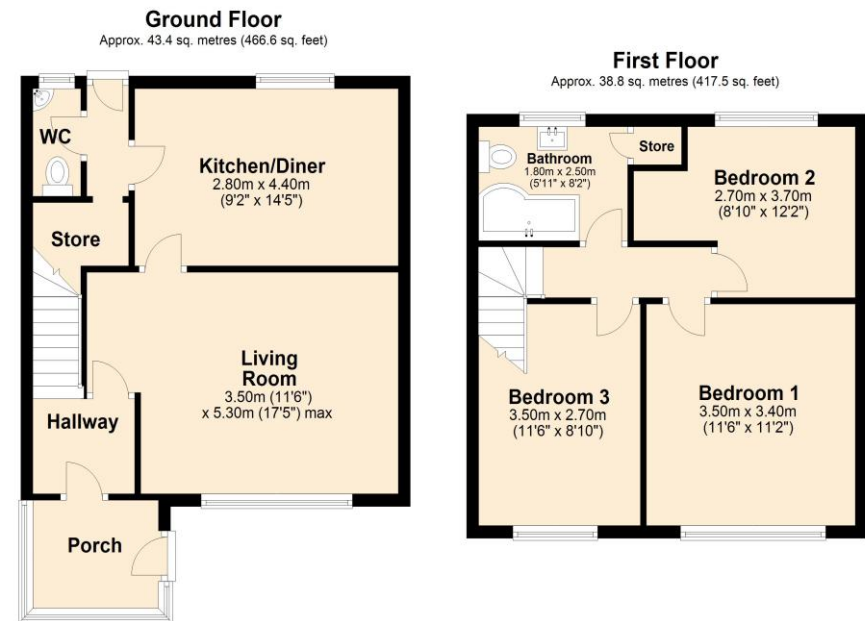
To the rear, the modern kitchen diner offers a fantastic space for everyday living and dining, complete with contemporary appliances, generous worktop space, ample storage and a breakfast bar. The ground floor is further complemented by a convenient downstairs WC and a very useful storage cupboard.

To the first floor, there are three generous bedrooms, alongside a contemporary fitted bathroom suite. The loft space has also been boarded and benefits from a drop down ladder, providing additional practical storage.

Externally, the property features an enclosed front garden, while to the rear, a beautifully landscaped, low-maintenance garden with Indian stone paving provides an ideal space for outdoor dining and entertaining.

Ideally suited to first time buyers, professional couples and growing families alike, this attractive home enjoys a sought after village location, with local amenities, transport links and Motorway networks close at hand, making it a fantastic opportunity for a range of buyers.

- Freehold
- EPC Grade D
- Council Tax Band B



Total area: approx. 82.1 sq. metres (884.1 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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.