



Edale Grove, Sale, Trafford, M33

Offers Over: £425,000

Freehold

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**** OFFERED WITH NO ONWARD CHAIN ****

Situated in a quiet cul-de-sac location, this three bedroom semi-detached home on Edale Grove offers an excellent opportunity for buyers seeking a property in need of modernisation, allowing them to create a home tailored to their own taste. Offered with no onward chain, the property provides well-proportioned accommodation throughout and is ideally suited for families or those looking for a renovation project in a desirable residential setting.

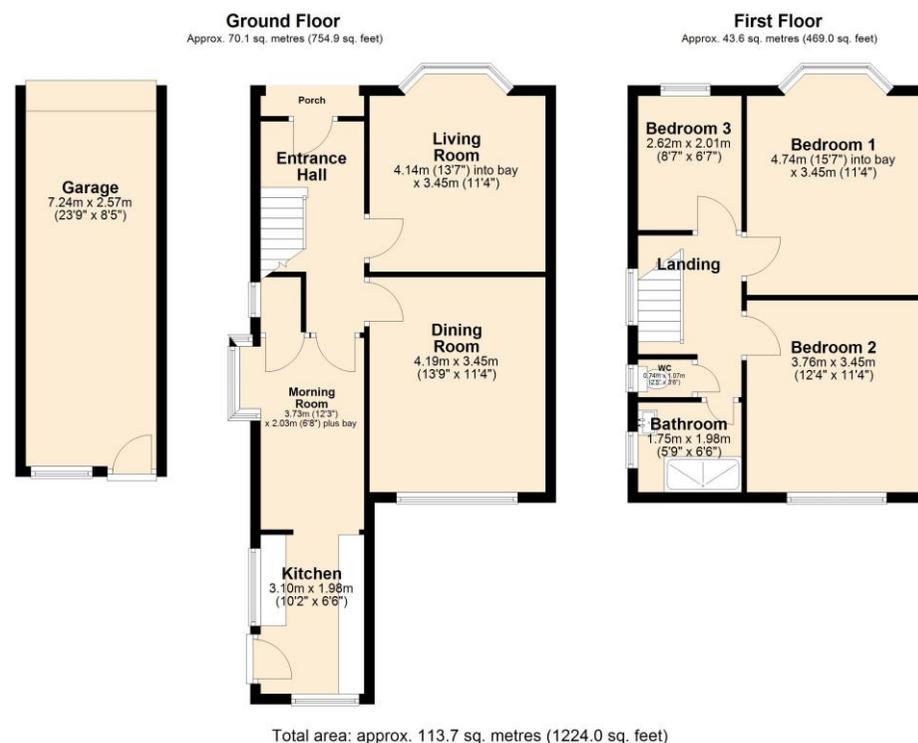
Approaching the property, you are greeted by an imprinted driveway providing off-road parking, alongside a front garden and access to the detached garage.

Upon entering the property, you step into a spacious entrance hall. To the left, the bay-fronted living room offers a bright and comfortable reception space, perfect for relaxing or entertaining. To the rear of the property is a dining room, naturally lit by a large window overlooking the rear garden, providing a pleasant outlook and a great setting for family meals.

Also located off the hallway is a morning room featuring understairs storage and a side bay window, creating a versatile additional reception space. This room leads through to the kitchen, which is fitted with a range of base and eye level units. A door to the side elevation provides convenient access out to the garden.

To the first floor, the property offers three bedrooms, comprising two double bedrooms with fitted storage and a good-sized single bedroom, making it ideal for family living or those requiring a home office. The bathroom is fitted with a walk-in shower and wash hand basin, while a separate WC is located adjacent.

Externally, to the rear of the property, there is an enclosed and well-established garden, featuring a paved patio area and lawn, providing a pleasant outdoor space for relaxing or entertaining. The property also benefits from a detached garage with an up-and-over door, offering additional storage or parking.



- Freehold
- EPC TBC
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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.