



9 Swaylands Drive, Sale, M33 3RR

Offers Over £525,000

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- Immaculate Three Bedroom Semi Detached
- Two Generous Reception Rooms
- Modern Kitchen and Shower Room
- Fantastic Location
- Brooklands Primary School Catchment
- South Facing Garden
- Large Drive & Detached Garage
- Trafford Council Tax Band D
- EPC Rating - D
- Freehold

Situated in a highly sought-after residential location, this beautifully presented semi-detached home on Swaylands Drive offers spacious and versatile accommodation ideal for modern family living. Positioned within a quiet and established neighbourhood in Sale, the property benefits from excellent local amenities, reputable schools and superb transport links, including easy access to Sale, Timperley and Manchester City Centre.

The property features bright and well-proportioned living spaces throughout, with a welcoming entrance hallway leading to two generous reception rooms, a WC and an contemporary kitchen perfect for both everyday living and entertaining. Upstairs, the home offers three sizeable bedrooms and a modern family shower room, finished to a high standard.

Externally, the property enjoys a beautiful, south facing, private rear garden along with a detached garage and off-road parking fit for multiple cars to the front. The surrounding area is particularly popular with families and professionals alike, thanks to its leafy suburban setting, strong community feel and proximity to parks, schools and local shopping facilities.

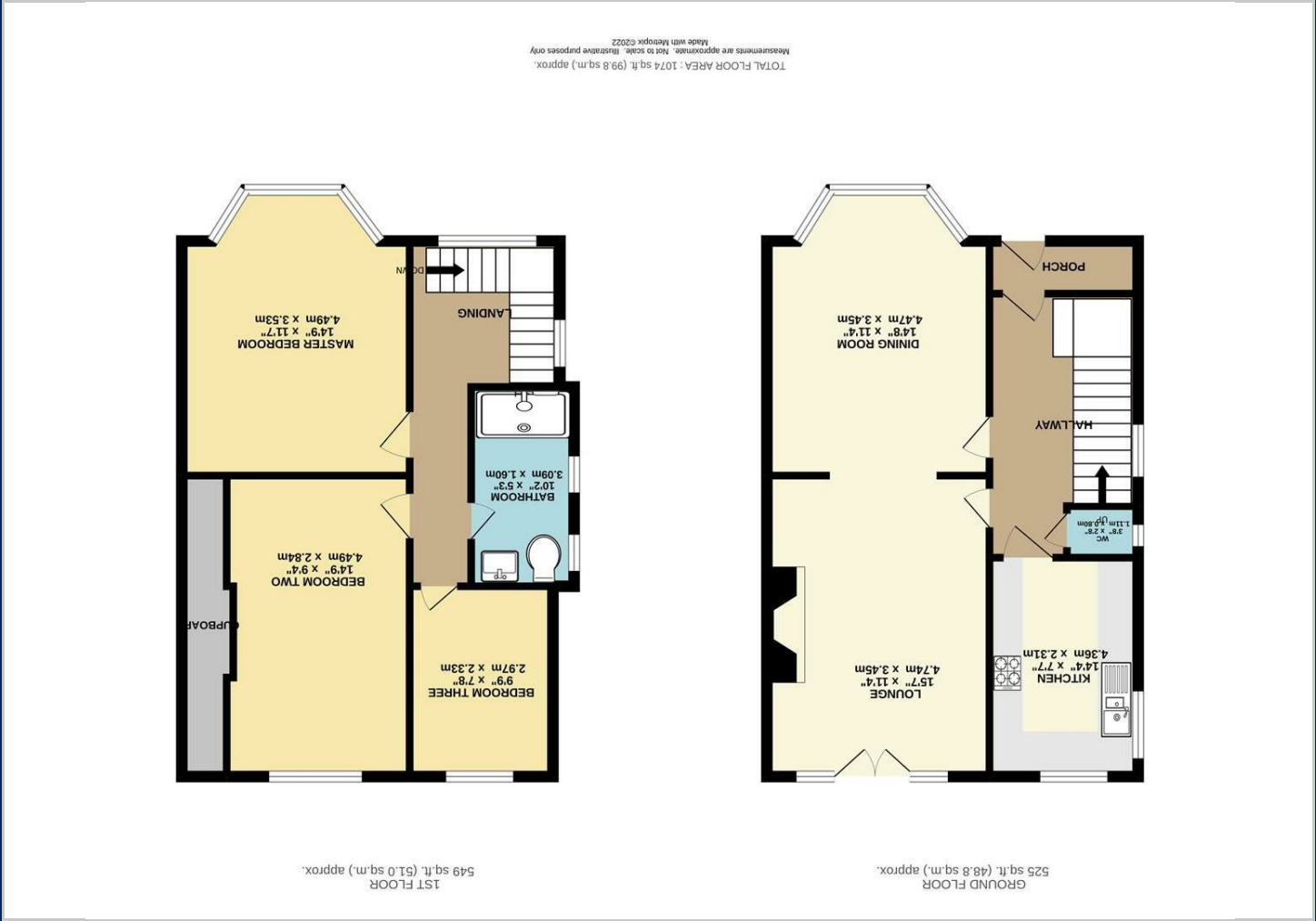
Swaylands Drive is conveniently located close to Brooklands Metrolink station, providing direct access into Manchester City Centre, while nearby motorway connections make commuting across the North West straightforward. The property is also within easy reach of highly regarded primary and secondary schools, recreational facilities and a range of cafes, restaurants and leisure amenities.

A fantastic opportunity to acquire a superb home in one of Sale's most desirable residential areas.





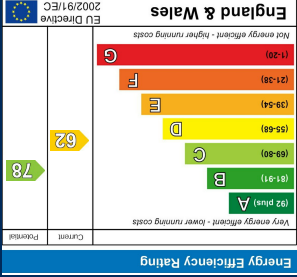
Floor Plans



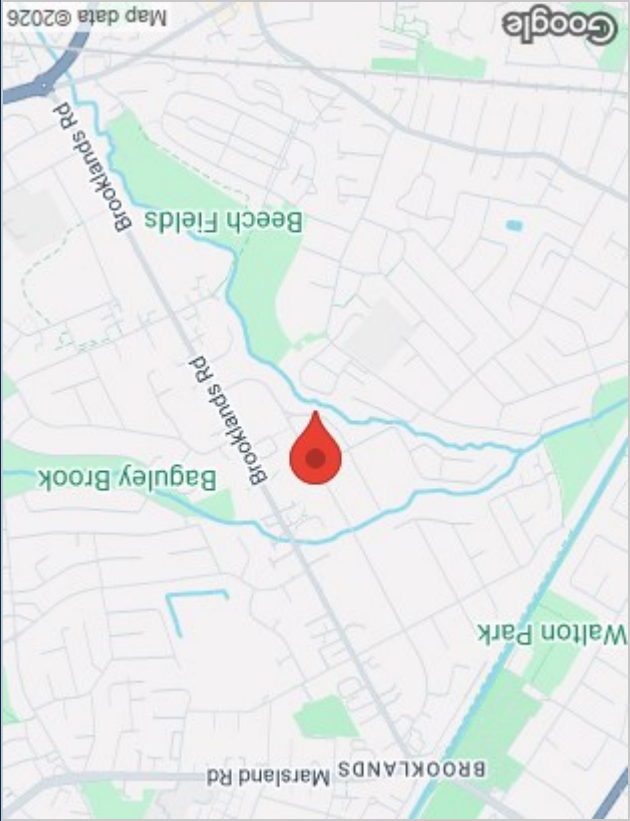
Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Energy Performance Graph



Location Map