

Albion Grove, Sale, Trafford, M33

Offers Over: £400,000

Freehold

Albion Grove, Sale, Trafford, M33

Perfectly positioned in the heart of Sale Town Centre, this stunning THREE BEDROOM period terrace home on Albion Grove has been thoughtfully extended and reconfigured to create a truly unique living space, combining period charm with stylish contemporary living. Just a short stroll from Stanley Square, the Metrolink and the picturesque Bridgewater Canal, the property enjoys an enviable location with an abundance of shops, restaurants, bars and amenities right on its doorstep.

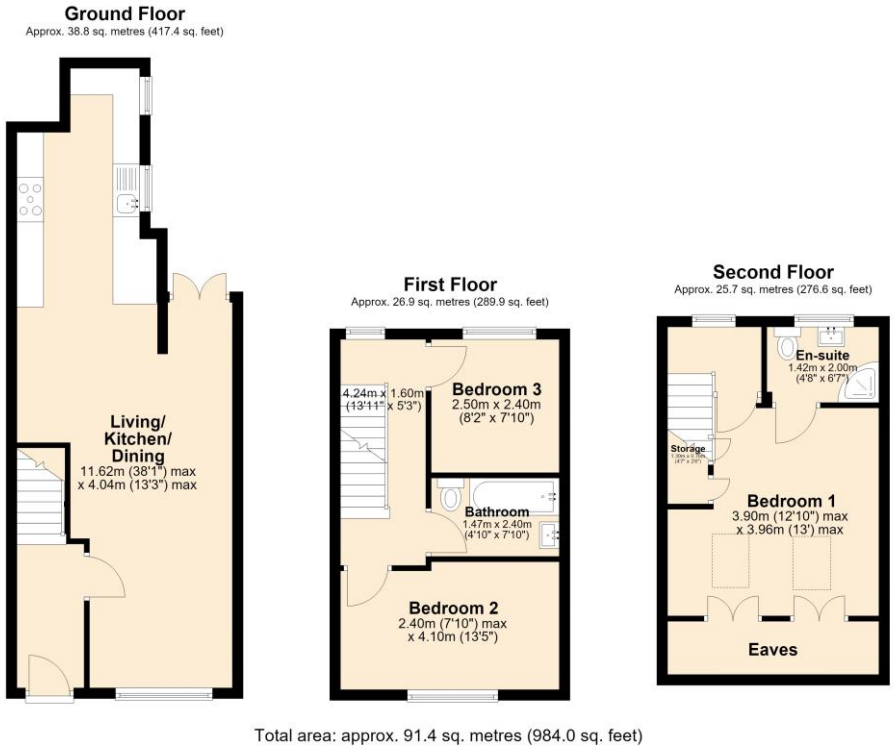
Upon entering the property, you are welcomed into an entrance hall which leads through to a fantastic open-plan kitchen, dining and living space, creating the perfect setting for both everyday living and entertaining. The stylish kitchen is fitted with a beautiful range of sage green base and eye-level units, complemented by integrated appliances and ample worktop space. The open-plan layout provides a wonderful sense of space, with dedicated areas for relaxing and dining.

To the first floor, the property offers TWO well-proportioned bedrooms alongside a modern fitted family bathroom, finished in a contemporary style.

Occupying the entire second floor is the impressive main bedroom, creating a fabulous private retreat. This beautifully designed space benefits from bespoke fitted storage and its own en-suite bathroom, adding a touch of luxury and practicality.

Externally, to the rear, there is a private enclosed courtyard, fully paved for low-maintenance enjoyment and ideal for outdoor seating and entertaining. The property also benefits from allocated on-street permit parking.

A truly individual home in one of Sale's most convenient and sought-after locations, offering the perfect blend of character, modern living and town centre convenience. An internal viewing is highly recommended to fully appreciate everything this fantastic property has to offer.



Total area: approx. 91.4 sq. metres (984.0 sq. feet)

- Freehold
- Rent Charge £17.30
- EPC TBC
- Council Tax B













The Property Man
102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855
E: sales@thepropertyman.co.uk
www.thepropertyman.co.uk

The Property Man
Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

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.