



Buckfast Road, Sale, Trafford, M33

Offers Over: £310,000

Freehold

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Situated in the highly desirable area of Ashton-on-Mersey, this attractive two bedroom mid terrace property offers spacious accommodation, excellent storage, and well maintained outdoor space, making it an ideal home for first-time buyers, downsizers, or investors alike.

To the front of the property is a long driveway providing ample off road parking, complemented by convenient external power points and an outside tap. Upon entering, a welcoming entrance hallway features a tiled floor, two windows allowing plenty of natural light, and an abundance of built in cupboard space, creating a practical and organised entrance to the home.

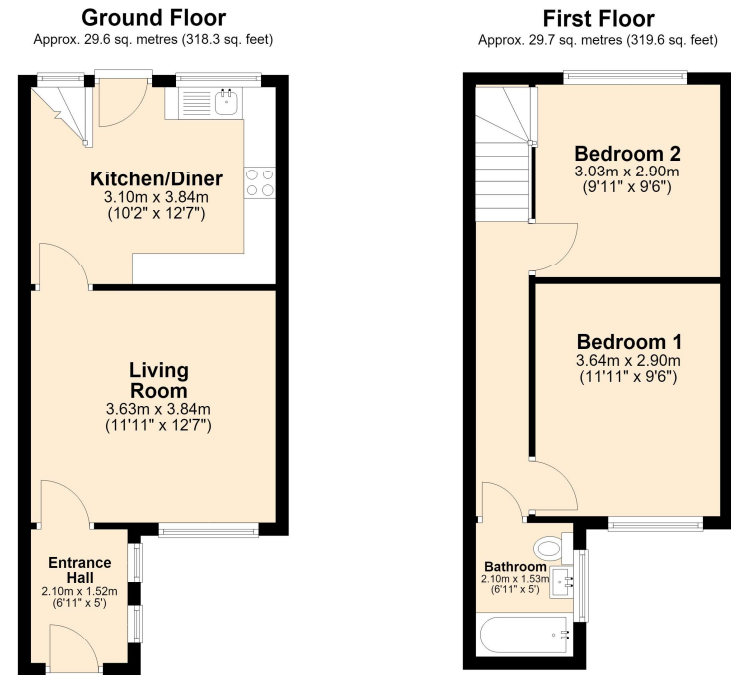
The main living room is a bright and inviting space, accessed through elegant glazed panelled doors. A large front-facing window floods the room with natural light, while laminate flooring and a feature fireplace create a warm and stylish atmosphere, perfect for both relaxing and entertaining.

To the rear, the kitchen and dining area continue the modern laminate flooring and are fitted with a gas hob and electric oven. The layout offers excellent functionality, with additional space beneath the stairs providing an ideal area for a dining table and chairs.

Upstairs, there are two generously proportioned double bedrooms. The principal bedroom, located to the front of the property, comfortably accommodates a king size bed and features fitted wardrobes, built in drawers, and floating bedside tables, providing excellent storage solutions. The second bedroom is positioned at the rear and is another spacious double room, offering plenty of floor space and a pleasant outlook over the rear garden.

The family bathroom is fully tiled and fitted with a shower over the bath, a built in WC and hand basin, as well as a heated towel radiator, creating a practical and contemporary space.

Externally, the rear garden is designed for low maintenance with a patio area, while a secure gate provides convenient access to the rear bin alley. An outhouse offers valuable additional storage space with electric and currently houses a dryer, completing this well presented home.



Total area: approx. 59.3 sq. metres (637.9 sq. feet)

- EPC C
- Freehold
- Council Tax B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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