



Thelwall Road, Sale, Trafford, M33

Guide Price: £275,000

Freehold

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Situated in a popular and convenient location close to Sale Moor Village, Metrolink stations, and excellent motorway links, this charming two-bedroom semi-detached home on Thelwall Road.

To the front of the property, there is a driveway providing off-road parking for two cars and a small front garden adding to the home's attractive kerb appeal.

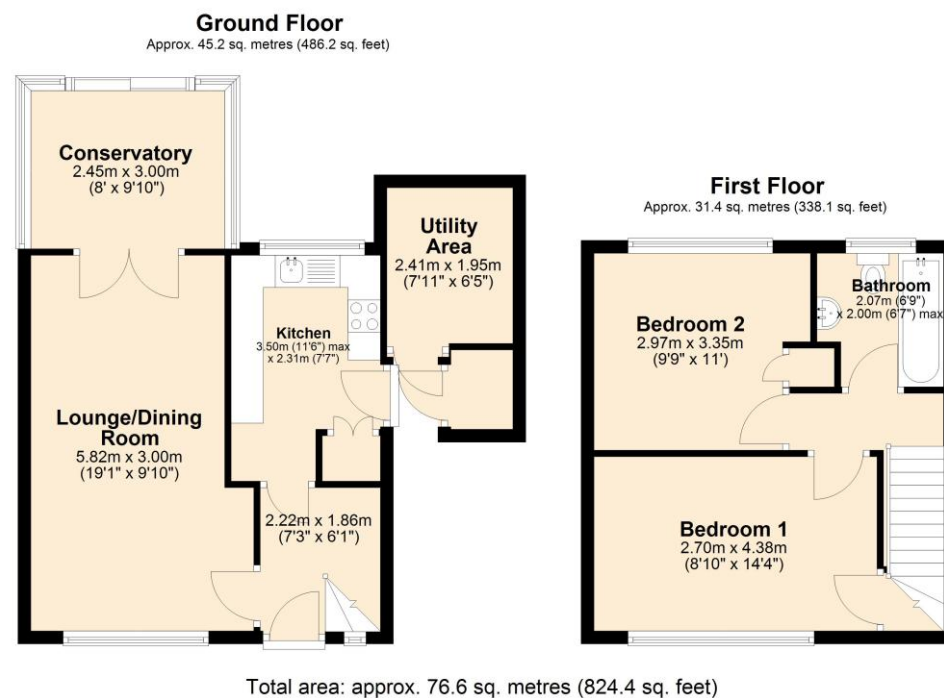
Upon entering, you are welcomed into a bright entrance hall leading to a spacious living/dining room positioned to the left. This generous reception area features a stylish fire surround and French doors opening into the conservatory, creating a wonderful flow of natural light throughout. The conservatory enjoys sliding doors leading out to the garden, ideal for relaxing or entertaining.

The kitchen is fitted with a range of base and eye-level units offering ample storage and workspace. It includes a selection of integral and free-standing appliances and benefits from a side door providing convenient external access.

Upstairs, there are two well-proportioned double bedrooms, with the main bedroom featuring fitted wardrobes and a large built-in cupboard for additional storage. The family bathroom is fitted with a three-piece suite, including a bath with shower over, wash basin, and WC.

The garden is mainly laid to lawn with a timber decked area, perfect for outdoor dining. There are two outhouses, one of which has been converted into a utility room plumbed for appliances, while the other provides excellent storage space. A covered shelter area with a built-in BBQ adds to the appeal, making this garden ideal for year-round use.

- Freehold
- EPC Grade E
- Council Tax Band A







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 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.