



43 GROSVENOR ROAD, M33 6WL
£475,000

3 1 2



DESCRIPTION

AN EXTENDED TRADITIONAL THREE-BEDROOM SEMI-DETACHED OFFERING APPROXIMATELY 1330-SQFT OF WELL-PROPORTIONED ACCOMMODATION, SET BEHIND A SUBSTANTIAL FRONTAGE AND ENJOYING AN OPEN SIDE ASPECT ADJACENT TO ASHTON PARK BOWLING CLUB.

The property has been extended to the ground floor, creating a superb open-plan dining kitchen flooded with natural light thanks to a lantern-style rooflight, making it an ideal space for modern family living and entertaining. Further benefits include a generous rear garden, an integral single garage, double glazing, and gas central heating throughout.

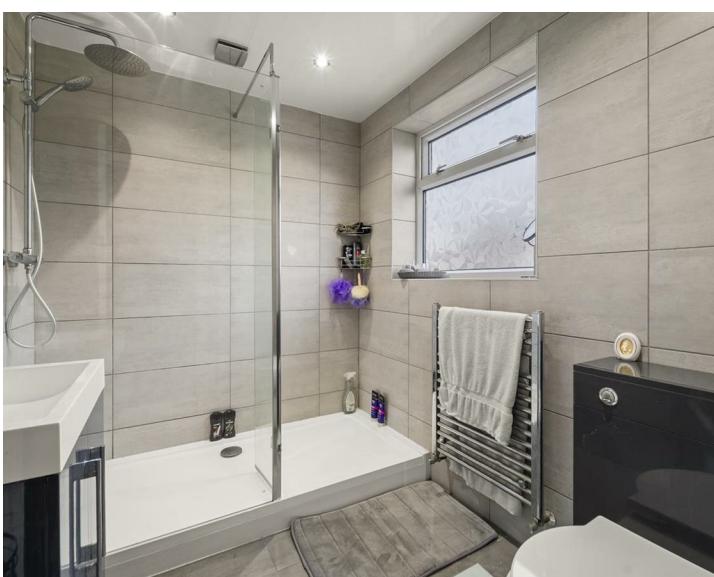
The property occupies a highly sought-after location, within easy walking distance of Sale Town Centre, the Metrolink and the excellent range of shops, bars and restaurants the area has to offer.

In brief, the accommodation comprises: entrance hallway, dining room with bay window to the front aspect, lounge, open-plan dining kitchen and an integral single garage. To the first floor there are three bedrooms and a modern shower room. Externally, to the rear, there is a great-sized garden mainly laid to lawn, with further gardens to the front and a long driveway providing ample off-road parking and access to the integral single garage.

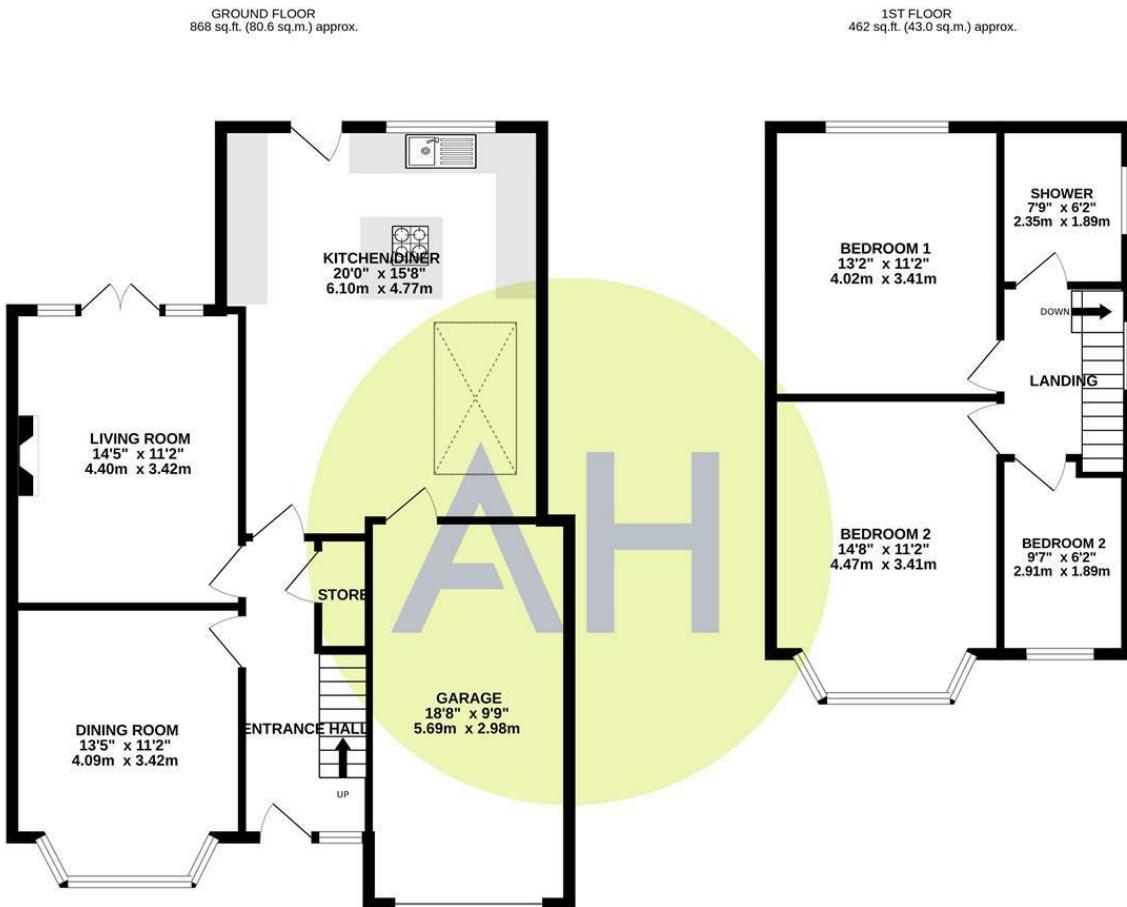
KEY FEATURES

- Extended traditional three-bedroom semi-detached
- Open-plan dining kitchen with lantern rooflight
- Substantial frontage with long driveway parking
- Generous rear garden mainly laid to lawn
- Approximately 1,330 SqFt of accommodation
- Open side aspect adjoining Ashton Park Bowling Club
- Integral single garage
- Walking distance of Sale Town Centre





FLOOR PLANS



TOTAL FLOOR AREA : 1330 sq.ft. (123.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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