ASHWORTH HOLME
Sales · Lettings · Property Management

20 THE GROVE, M33 3WD
£435,000

2 2 2

DESCRIPTION

A WELL-PROPORTIONED AND DECEPTIVELY SPACIOUS DETACHED BUNGALOW, ENJOYING A QUIET CUL-DE-SAC POSITION JUST A SHORT WALK FROM BROOKLANDS METROLINK, WITH FLEXIBLE TWO BEDROOM ACCOMMODATION ARRANGED OVER TWO FLOORS.

Occupying a peaceful and highly convenient position within this consistently popular location, this attractive detached bungalow offers surprisingly spacious and versatile accommodation extending to approximately 1176 SQFT, making it an excellent option for a variety of buyers seeking flexible living space in a prime Sale setting. Positioned within easy walking distance of Brooklands Metrolink and within easy reach of Sale Town Centre, the location perfectly balances convenience with a quieter residential setting.

The thoughtfully arranged accommodation is set across two floors and in brief comprises: welcoming entrance hallway, spacious lounge, a well-proportioned fitted kitchen with ample worktop and storage space, generous dining room opening directly into the conservatory, which in turn provides access to the rear garden, principal ground floor bedroom, and a well-appointed family bathroom.
To the first floor is a particularly impressive second bedroom, offering excellent proportions together with the added benefit of an en-suite shower room, creating an ideal principal suite, guest accommodation or dedicated home office space depending on individual requirements. Externally, the property enjoys a driveway to the front providing off-road parking, whilst to the rear is a private, low-maintenance garden which is not overlooked and is an ideal space for relaxing or entertaining.

Offered with the benefit of flexible accommodation, a practical layout and an enviable location close to excellent transport links and amenities, this is a rare opportunity in a sought-after part of Sale.

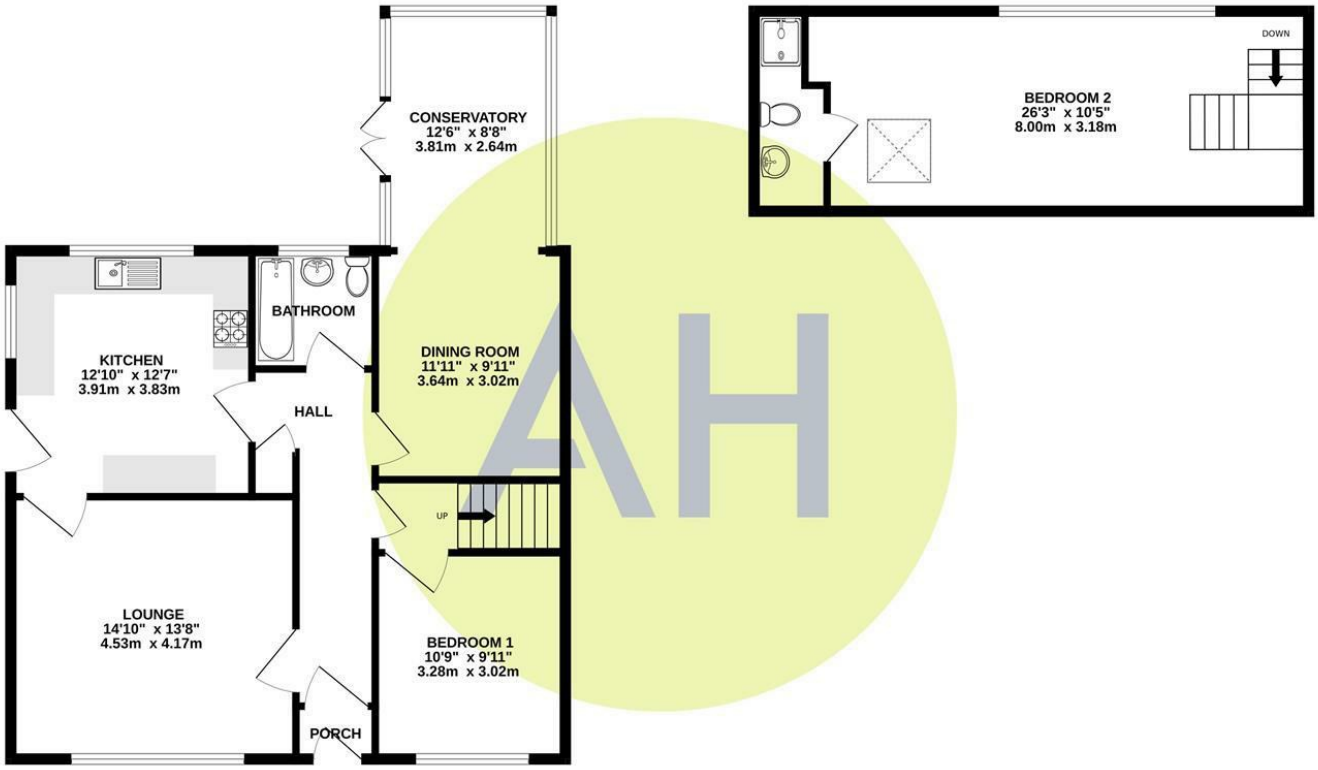
KEY FEATURES

- Detached bungalow in quiet cul-de-sac
- Approx. 1176 SQFT
- Spacious lounge, dining room & conservatory
- Driveway off-road parking
- Two bedrooms over two floors
- First floor bedroom with en-suite
- Private rear garden
- Walk to Brooklands Metrolink & Sale Centre

FLOOR PLANS

GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.

1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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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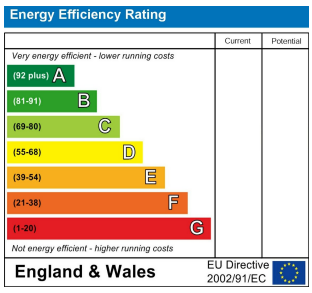

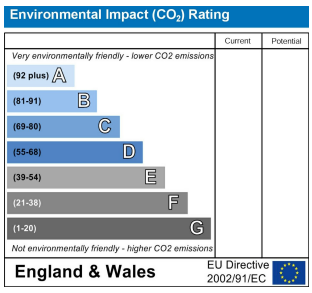

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