



Cunliffe Drive, Sale, Trafford, M33

£600,000

Leasehold

Offered to the market with NO ONWARD CHAIN, this spacious four-bedroom detached family home occupies a desirable position on Cunliffe Drive in the popular area of Sale. Ideally located for families, the property is within close proximity of the highly regarded Sale Grammar School, as well as Brooklands Health Club and Sports Club, local amenities and excellent transport connections. The property also offers fantastic potential for a purchaser looking to create and personalise their long-term family home.

To the front, a generous driveway provides off-road parking and access to the integral garage. The property is entered via a useful porch area, which leads through into the welcoming entrance hallway. The hallway benefits from built-in storage and provides access to the principal ground-floor rooms. There is also a convenient downstairs WC and an internal door leading directly into the garage. The integral garage provides excellent storage and parking but also offers exciting potential for conversion into additional living accommodation, subject to any necessary consents.

The generous L-shaped living and dining room provides an excellent space for both everyday family life and entertaining. A large window overlooking the rear elevation allows plenty of natural light into the room, while bi-folding doors open into the conservatory. The conservatory benefits from a solid roof, making it a versatile additional reception space that can be enjoyed throughout the year, with patio doors opening directly onto the rear garden.

The kitchen is fitted with a comprehensive range of base and eye-level units, providing ample storage and preparation space, together with a combination of integrated and freestanding appliances. The existing layout offers a practical kitchen whilst also presenting scope for a future purchaser to update and personalise the space to suit their individual requirements.

To the first floor, the property offers four well-proportioned bedrooms, comprising three generous double bedrooms and a further single bedroom, making the accommodation ideal for a growing family or those requiring space for a home office. A number of the bedrooms benefit from fitted wardrobes and useful built-in storage. Completing the first-floor accommodation is a fully tiled shower room fitted with a modern suite.

Externally, the rear garden has been designed with ease of maintenance in mind, providing an attractive and practical outdoor space with established flowering plants and shrubs adding colour and interest.

- Leasehold
- 999 years from 1 June 1970
- Ground Rent £15pa
- Council Tax Band E







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Disclaimer

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