



Cherry Lane, Sale, Trafford, M33

Offers Over: £500,000

Freehold

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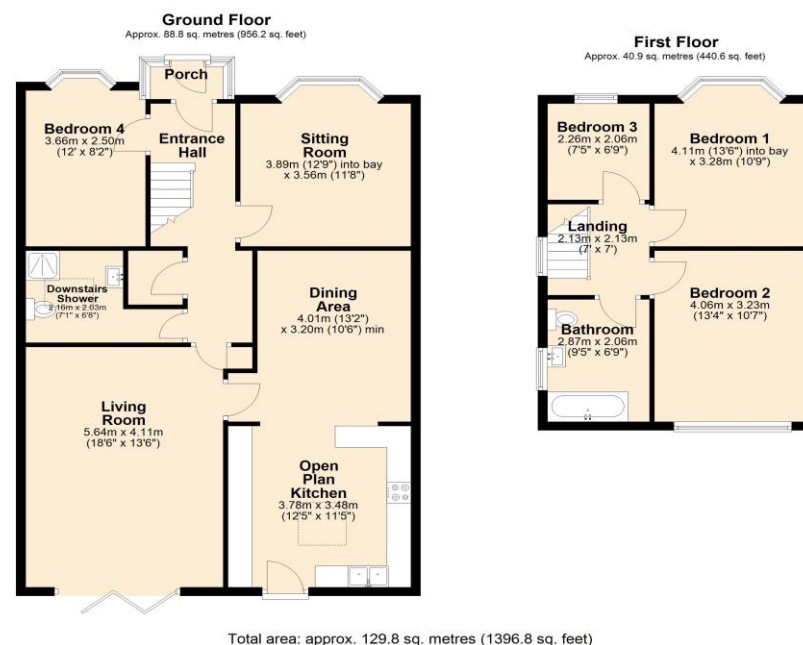
Situated on the ever-popular Cherry Lane in Sale, this extended semi-detached family home offers spacious and versatile accommodation throughout, whilst being conveniently located close to excellent motorway networks and within the catchment area for highly regarded local schools.

The property is approached via a driveway providing off-road parking and leading to an enclosed porch entrance. Internally, the welcoming entrance hallway gives access to a bay-fronted sitting room positioned to the left, creating a bright and comfortable reception space. To the right-hand side is a versatile fourth bedroom which could also be utilised as a home office, ideal for modern family living and remote working.

To the rear of the property is a generously proportioned living room, flooded with natural light and featuring bi-folding doors opening onto the rear garden, creating an excellent indoor-outdoor entertaining space. Just off the living room is the impressive kitchen diner, fitted with a comprehensive range of base and eye-level units complemented by granite work surfaces and integral appliances. A large skylight enhances the sense of space and light, whilst a further door provides direct access to the rear garden. The dining area sits comfortably off the kitchen, making it an ideal space for family meals and entertaining guests. A useful downstairs shower room completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms. The principal bedroom benefits from fitted wardrobes providing excellent storage solutions. The family bathroom is fitted with a modern three-piece suite.

Externally, the property boasts a substantial rear garden, mainly laid to lawn and enclosed by timber fencing, offering an ideal space for families and outdoor enjoyment. A raised decked seating area provides the perfect setting for relaxing and entertaining during the warmer months.



- Freehold
- EPC Grade C
- Council Tax Band C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	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.