



**Elgin Drive, Sale, Trafford, M33**

**Guide Price: £370,000**

*Freehold*



# Elgin Drive, Sale, Trafford, M33

Welcome to this beautifully presented three-bedroom semi-detached home, situated on the ever-popular Elgin Drive. Set behind secure gates, the property boasts a paved driveway providing convenient off-road parking, alongside a neatly maintained front garden filled with curb appeal.

Upon entering the home, you're welcomed by a bright and inviting entrance hall. To the right, the main reception area offers a wonderful sense of space and light, featuring a bay window to the front and patio doors at the rear that open onto the garden. This open-plan living/dining space is perfect for both relaxing and entertaining.

The kitchen is well-appointed with a range of base and eye-level units, roll-top work surfaces, and ample space for free-standing appliances.

Upstairs, you'll find three generously sized bedrooms, each offering comfortable living space and natural light. The modern family bathroom includes a walk-in shower, WC, wash hand basin, and even a bidet.

The rear garden is a true highlight – a generous plot that is mainly laid to lawn and framed by mature flowering plants and shrubs. A detached garage with an up-and-over door, power, and light provides additional storage or workshop space.

Elgin Drive is a sought-after residential area, ideal for families and professionals alike. With local schools, parks, and shopping amenities just a short distance away, and excellent transport links nearby making this an ideal purchase.

- Freehold
- Council Tax Band C
- EPC Grade TBC



Total area: approx. 88.1 sq. metres (948.2 sq. feet)







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### Disclaimer

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