



Cherry Lane, Sale, Trafford, M33

Guide Price: £500,000

Leasehold

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Situated on the sought after Cherry Lane in Sale, this extended three bedroom semi-detached property offers spacious, modern family living and is beautifully presented throughout. With a pressed concrete driveway providing off road parking for up to three vehicles, the property offers excellent kerb appeal and is ready for its next owners to move straight into.

Upon entering, you are welcomed by an inviting entrance hallway with laminate flooring that continues seamlessly into the impressive open-plan kitchen, living and dining area. The home has been neutrally decorated throughout, creating a bright and contemporary feel. Additional benefits include gas central heating, double glazing, a full alarm system and CCTV for added peace of mind.

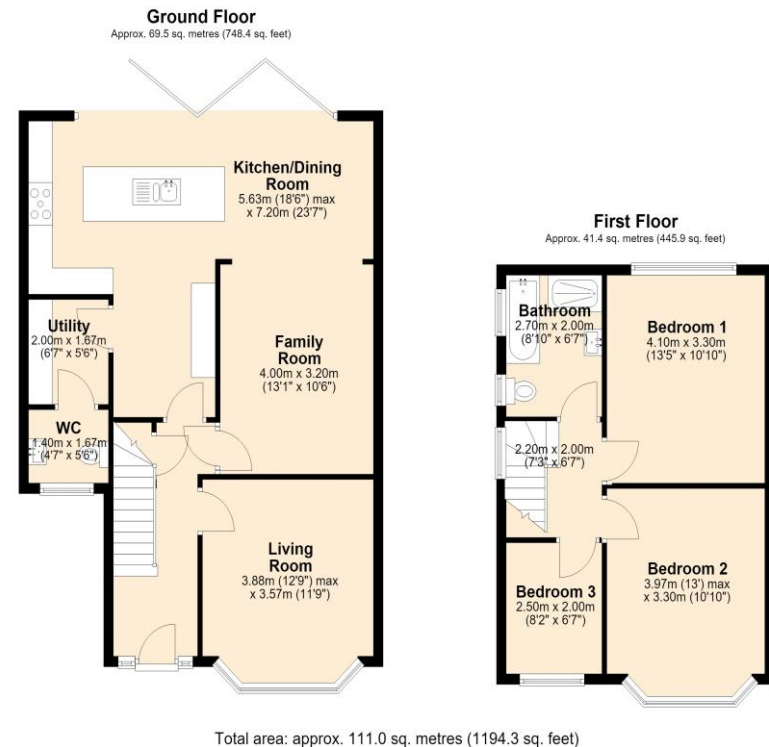
To the front of the property, the first reception room is a generous size and features a large bay window that fills the room with natural light. Currently used as a home office, this versatile space would also make an ideal family room, playroom or formal lounge.

The heart of the home is the stunning open-plan kitchen, living and dining space, perfect for modern family life and entertaining. The stylish kitchen is fitted with a comprehensive range of base and wall units, complemented by quartz worktops, a central island with a dual sink, integrated appliances, a wine cooler, double oven and gas hob. The spacious living area provides ample room for relaxing with family, while the dining area enjoys direct access to the garden through impressive bi-fold doors. Just off the kitchen is a practical utility room, housing the boiler and providing space for freestanding appliances. A convenient downstairs WC and ample storage complete the ground floor.

Upstairs, a large picture window on the landing allows natural light to flood the first floor. The principal bedroom is positioned at the front of the property and benefits from a beautiful bay window with plantation shutters and fitted wardrobes. The second double bedroom overlooks the rear garden and also features fitted wardrobes, while the third bedroom is a generous single that could comfortably accommodate a small double bed, making it ideal as a child's bedroom, guest room or home office.

The family bathroom is finished to a high standard with full-height tiling and comprises a full-size bath, separate shower enclosure, WC and a contemporary hand basin.

Externally, the rear garden has been designed with both relaxation and entertaining in mind. Bi-fold doors open onto a raised composite decking area, creating the perfect space for outdoor dining. The garden also features a sunken hot tub and a large timber shed, providing excellent storage and completing this fantastic outdoor space.



- Council Tax Band C
- EPC Grade TBC
- Leasehold
- 999 years from 1 January 1954
- Rent Charge £8pa





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Disclaimer

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