



Alma Road, Sale, Trafford, M33

Offers Over: £225,000

Leasehold

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Situated on a quiet cul-de-sac on Alma Road in Sale, this well presented two double bedroom first floor maisonette offers spacious accommodation in a highly convenient location, just a short distance from an excellent range of local amenities.

Entering the property and ascending the stairs, you are welcomed by a bright and spacious living room positioned to the right. A large front-facing window allows an abundance of natural light to fill the room, while a feature fireplace creates an attractive focal point. There is also a useful built-in storage cupboard, which currently houses the dryer.

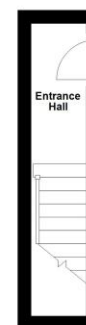
The living room leads through to the generously sized kitchen diner, offering ample space for both cooking and dining. The modern fitted kitchen provides plenty of worktop and cupboard space, with room for freestanding appliances. A pantry offers additional storage, and there is ample space for a dining table and chairs, making it an ideal setting for everyday meals and entertaining.

The principal bedroom is an impressive double room featuring a large window and stylish wall panelling, creating a bright and inviting space. The second bedroom is also a well-proportioned double, overlooking the rear of the property and offering plenty of floor space, making it suitable as a guest room, home office, or additional bedroom.

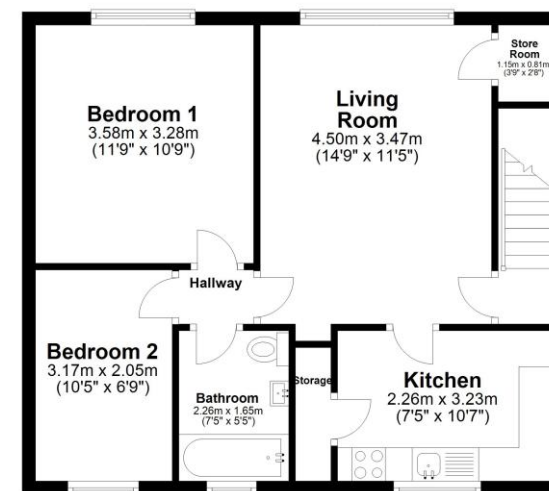
The bathroom is fitted with a bath with an electric shower over, a wash hand basin, and a WC, providing a practical and well-maintained suite.

Externally, the property benefits from a private enclosed garden with gated access, featuring a half paved patio area and half lawned that is perfect for outdoor seating and relaxing. A separate garage, accessed directly from the cul-de-sac, provides excellent storage or secure parking, completing this fantastic home.

Ground Floor
Approx. 3.7 sq. metres (39.4 sq. feet)



First Floor
Approx. 53.2 sq. metres (572.8 sq. feet)



Total area: approx. 56.9 sq. metres (612.2 sq. feet)

- Leasehold
- 1000 years from 1 January 1970
- Peppercorn Ground Rent
- EPC C
- Council Tax Band B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 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.