



Wolseley Road, Sale, M33

Offers Over: £330,000

Freehold

Wolseley Road, Sale, M33

Situated on the popular Wolseley Road, Sale, this beautiful two bedroom mid terraced property is set over three floors and offers a wonderful blend of character and contemporary living. Ideally positioned for a range of local amenities, the property is within easy reach of popular pubs, restaurants, parks, excellent transport links and Sale Town Centre.

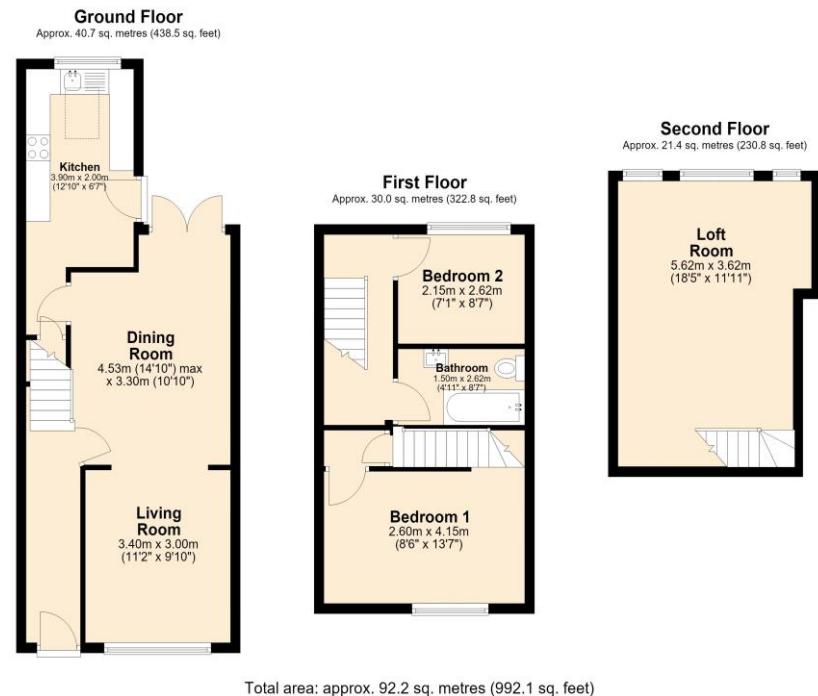
Upon entering, you are welcomed by an inviting entrance hall leading through to two spacious reception rooms. The dining room benefits from French doors opening out to the rear garden, creating a lovely space for entertaining and dining. Flowing through to the cosy living room, you will find a feature fireplace and a wealth of original features, adding charm and character to the home. To the rear, the property boasts a modern, contemporary kitchen fitted with a range of base and eye level units, complemented by a Velux window which allows plenty of natural light to flood the space.

To the first floor, there are two generously proportioned bedrooms, with the main bedroom benefiting from fitted furniture, providing excellent built-in storage and a three piece family bathroom suite. A staircase leads to the third floor, where a useful loft room offers heaps of additional space, ideal for storage.

Externally, the rear garden provides a generous outdoor space, designed for low maintenance living with artificial lawn and the added benefit of gated rear access.

This attractive property would make an ideal home for a range of buyers seeking a characterful home in a convenient Sale location, with spacious accommodation arranged over three floors and a wealth of amenities close by.

- EPC Grade C
- Freehold
- Council Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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.