



Seymour Grove, Sale, M33

Offers Over: £300,000

Freehold

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Nestled on the picturesque cobbled street of Seymour Grove, just off Hope Road and moments from Sale town centre, is this beautiful two-bedroom period home. A perfect purchase for first time buyer, professionals or buy to let investors.

Step inside and be welcomed by a bright dining room with a large front-facing window, flowing seamlessly into a tastefully decorated living room, an ideal space for entertaining or relaxing. To the rear, the kitchen has been thoughtfully extended and is fitted with a sleek range of modern base and eye-level units, integral appliances, and elegant quartz work surfaces, with a side door leading to the courtyard.

Upstairs, you'll find two generous bedrooms, each filled with natural light, along with a stylish family bathroom complete with a three-piece suite, tiled splashbacks, and a heated towel rail.

Externally, the home enjoys a charming rear courtyard with gated access, providing a private outdoor retreat.

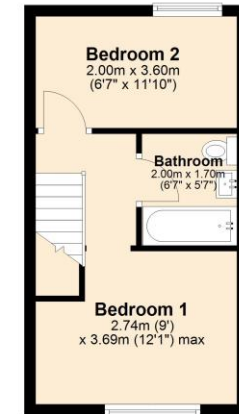
The property is within easy walking distance of a wide range of local shops, bars, cafés, and restaurants, as well as the Metrolink offering direct access into Manchester city centre. Families will also appreciate the excellent choice of nearby schools, parks, and recreational facilities, making this a superb location for both professionals and young families alike.

- Freehold
- EPC Grade TBC
- Council Tax Band B

Ground Floor
Approx. 32.5 sq. metres (349.7 sq. feet)



First Floor
Approx. 25.1 sq. metres (270.7 sq. feet)



Total area: approx. 57.6 sq. metres (620.4 sq. feet)





The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

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.