



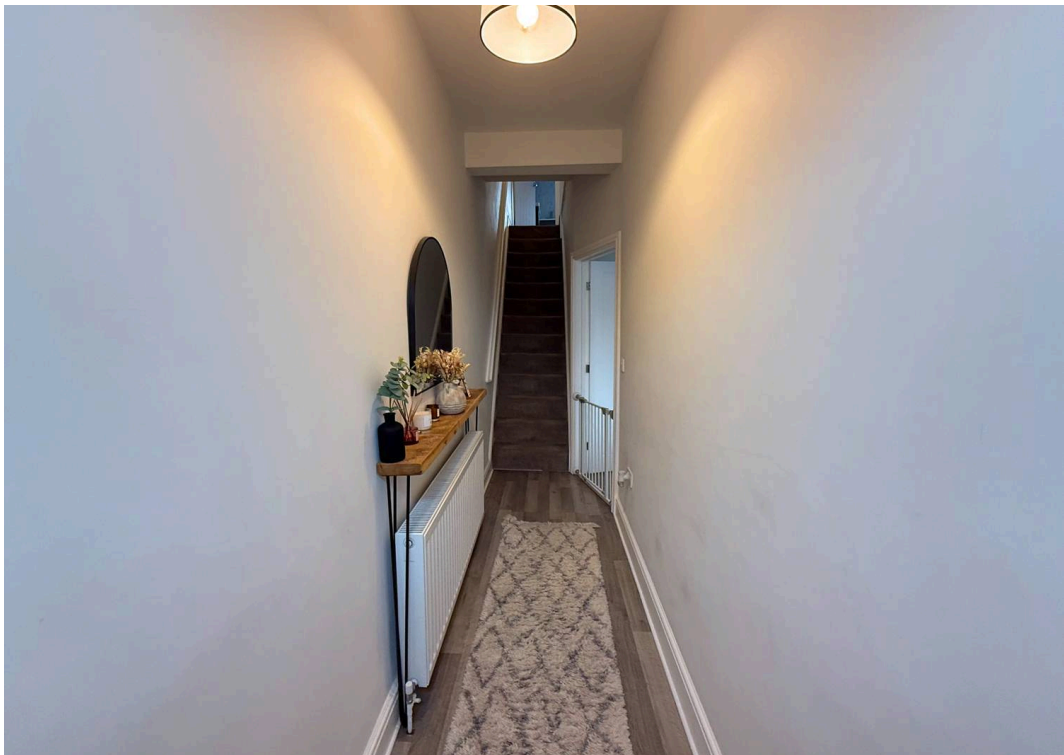
2 Crossley Road, Sale

Sale

Guide Price £365,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



2 Crossley Road

Sale

Beautifully presented 2-bed end-terrace with period charm and modern style. Open-plan living, stylish kitchen, private garden, utility room and downstairs wc, and on-street parking. Ready to move in.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Modern kitchen with integrated appliances
- Open plan living and dining area
- Herringbone wood flooring
- French doors to garden
- Cosy fireplace with wooden mantel
- Spacious bedrooms with built-in wardrobes
- Modern bathroom with walk-in shower and bathtub
- End-of-terrace position

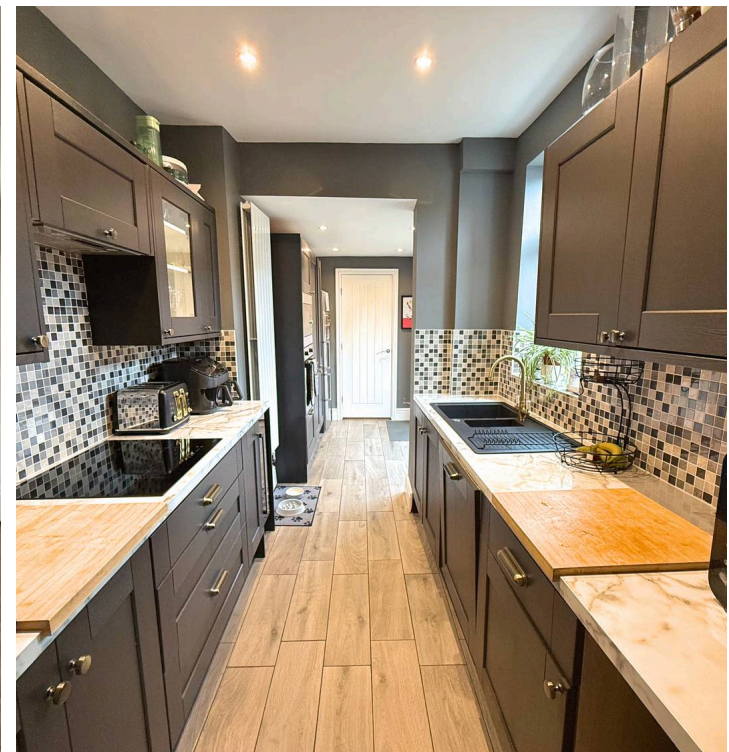
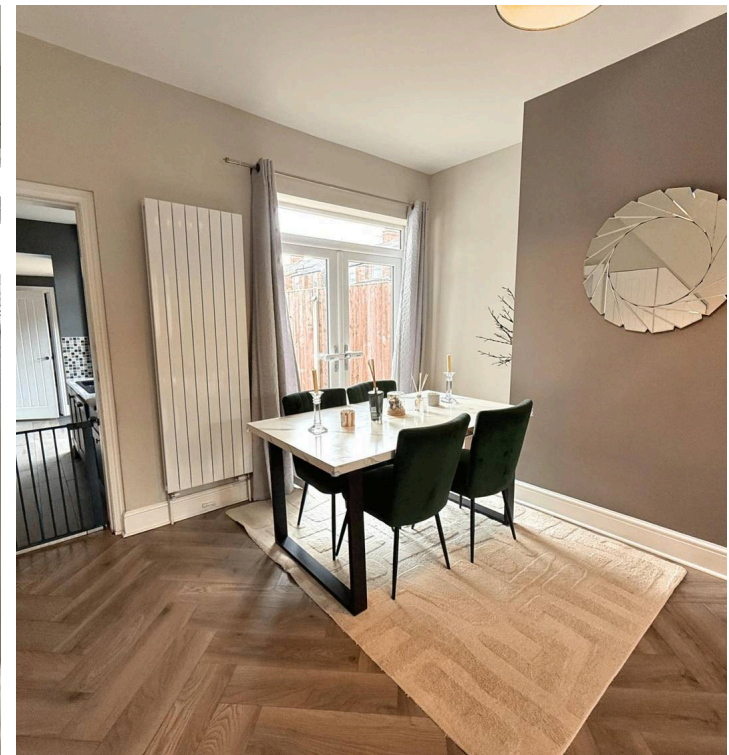


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This beautifully presented two-bedroom end-of-terrace house blends period character with contemporary comfort, offering a thoughtfully designed layout ideal for modern living. As you enter through the stylish front door, you are welcomed by an inviting hallway adorned with a sleek console table, elegant mirror, and soft rug, all bathed in natural light. The ground floor boasts an expansive open-plan living and dining area, highlighted by herringbone wooden flooring, modern decor, ample built in storage and large windows with shutters that flood the space with sunlight. A focal point fireplace with a rustic wooden mantel and exposed brickwork adds warmth and charm, making it perfect for cosy evenings. French doors from the dining area open directly onto a charming garden, seamlessly connecting indoor and outdoor living.

The heart of the home is its contemporary kitchen, featuring sleek modern cabinetry, elegant marble countertops, and integrated appliances. Ample storage, a stylish tiled backsplash, and warm wooden flooring create a functional yet sophisticated environment for cooking and entertaining. Upstairs, two spacious bedrooms offer a calm retreat, each benefitting from large windows and neutral decor. The family bathroom is finished to a high standard, complete with a walk-in shower, separate bathtub, and contemporary fixtures for a luxurious feel.



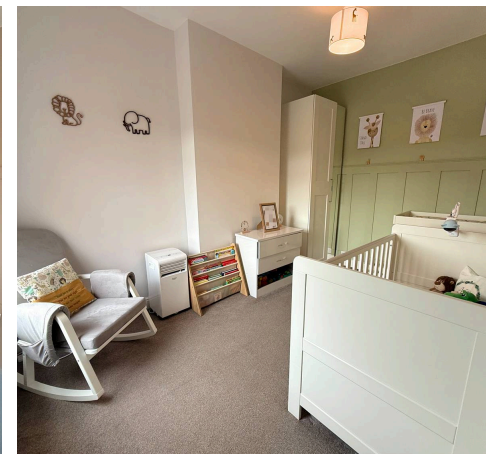
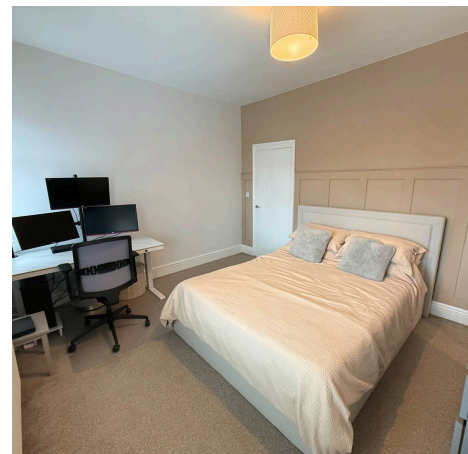
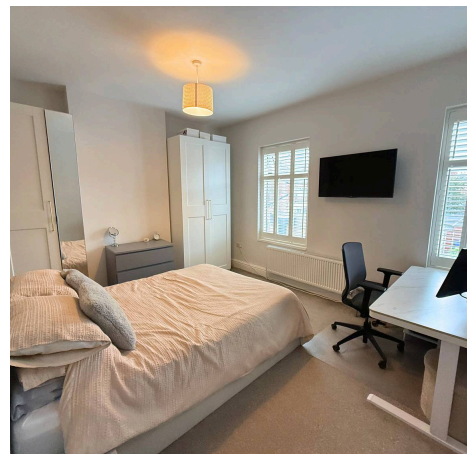


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Additional features elevate this property's appeal. The private, fenced garden is a true highlight, featuring a lush lawn, paved patio area with outdoor seating, and decorative hanging flower baskets - perfect for entertaining, al fresco dining, or enjoying family time. A garden shed provides practical outdoor storage, while the end-of-terrace position ensures extra privacy and a peaceful setting. The property also benefits from a compact yet efficient utility room and WC, with stacked washer and dryer, maximising space and convenience.

On-street parking is available directly in front of the house for added practicality. Modern lighting throughout, decorative shelving, and built-in storage solutions enhance both style and functionality, making this home ready for immediate enjoyment. This is a superb opportunity for buyers seeking a harmonious blend of period charm, modern luxury, and flexible living spaces in a welcoming and well-maintained home.

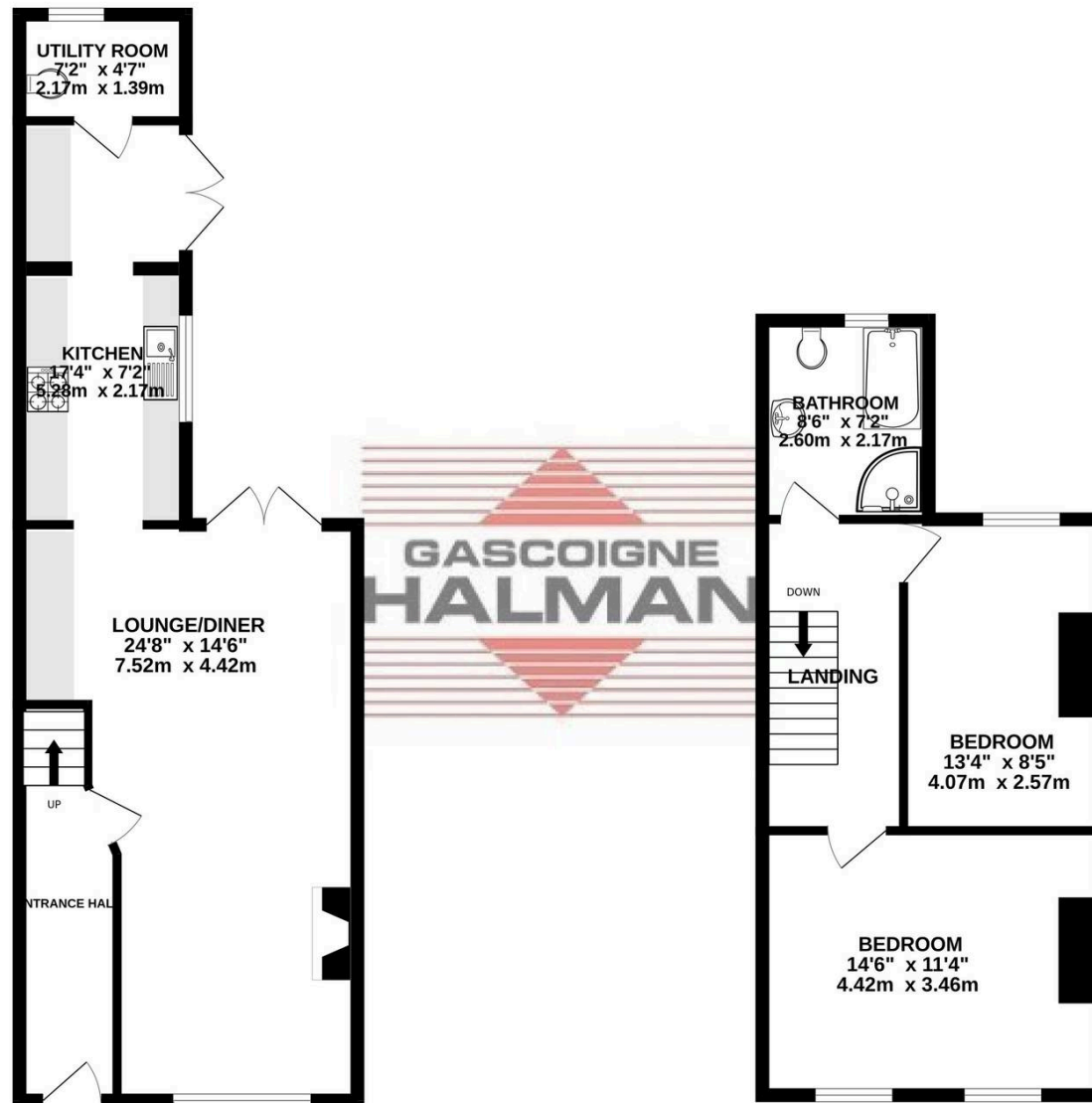






GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 946sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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