



**Raglan Road, Sale, Trafford, M33**

**Guide Price: £850,000**

*Freehold*

# Raglan Road, Sale, Trafford, M33

Situated on the desirable Raglan Road in Sale, this impressive four bedroom detached family home offers substantial living accommodation throughout and presents an excellent opportunity for modernisation. Occupying a generous plot, the property benefits from a large driveway, front lawn, and gated side access, whilst also featuring solar panels, double glazing, and gas central heating.

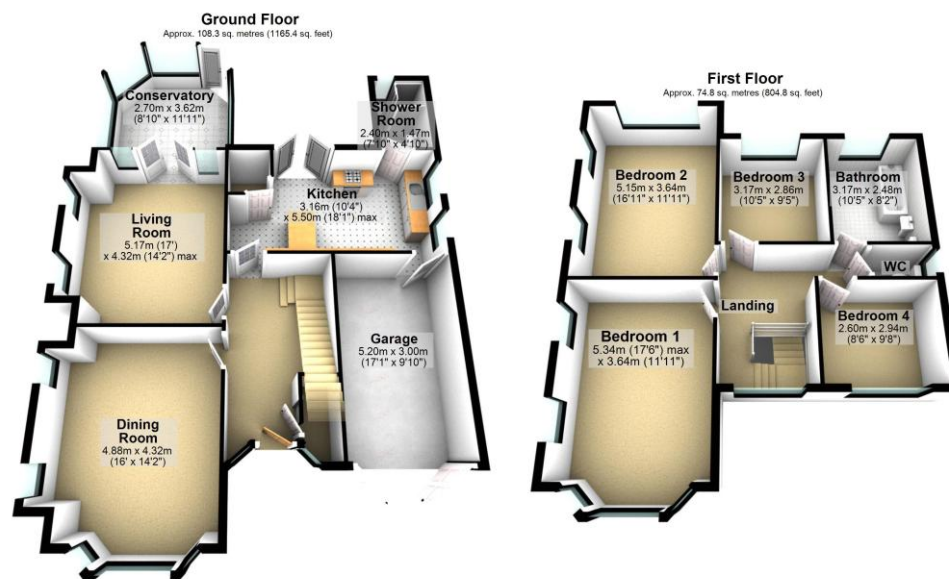
The property is approached via a charming bay fronted porchway, leading into a welcoming entrance hall with useful understair storage and an elegant curved staircase. To the first floor landing, a beautiful stained glass window provides an attractive feature and fills the space with natural light.

The ground floor boasts three versatile reception rooms, including a spacious dining room with bay window and feature inglenook fireplace, a generous living room with matching inglenook and French doors opening into the conservatory overlooking the garden. The kitchen is finished in traditional oak wood units and offers a breakfast bar alongside a useful pantry. Located off the kitchen is a convenient shower room with a WC, whilst internal access leads through to the garage, which benefits from both power and lighting.

To the first floor are four generous bedrooms, comprising three doubles and one large single bedroom. The principal bedroom is particularly spacious and enjoys a bay window frontage, whilst the second and third bedrooms are both comfortable doubles. The accommodation is completed by a family bathroom and separate WC.

Externally, the rear garden provides a private and peaceful setting, featuring a large patio seating area and an attractive feature wall leading onto the lawned garden.

- Freehold
- EPC Grade D
- Council Tax Band E



Total area: approx. 183.0 sq. metres (1970.1 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## The Property Man

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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.