



Haddon Grove, Sale, Trafford, M33

Guide Price: £450,000

Freehold

Offered to the market with NO ONWARD CHAIN, this attractive three double-bedroom period terrace occupies a popular position on Haddon Grove a quiet cul- de -sac and offers spacious, characterful accommodation ideally suited to families, couples and those looking for a traditional home close to the heart of Sale. Retaining a wealth of period features throughout, the property is conveniently positioned for the Bridgewater Canal, Friars Park, Sale Town Centre and a selection of popular local schools.

The property is approached via a low-maintenance front garden with a paved pathway leading to the front door. You enter through a solid wooden door into a welcoming entrance hallway. Positioned to the left is the bright and airy living room, featuring an attractive box bay window with stained-glass inset, allowing plenty of natural light into the room while adding to the property's period charm. A feature fire surround creates an attractive focal point, complemented by coving to the ceiling.

To the rear is a separate dining room, offering an excellent space for family meals and entertaining. This characterful room features wooden flooring and a double-glazed sash-style window overlooking the rear.

The generously proportioned kitchen is fitted with a comprehensive range of base and illuminated eye-level units, providing plenty of storage and worktop space, together with a combination of integral and freestanding appliances. Tiled flooring provides a practical finish, while two windows and a door to the side bring in plenty of natural light.

A door from the kitchen leads into a useful utility room, which houses the property's boiler and provides valuable additional space. From here, a step leads down into the sun room, a fantastic addition to the ground-floor accommodation. Featuring a large side window, skylight and patio doors opening directly onto the rear garden, this versatile room makes an ideal additional sitting area, playroom or home office.

To the first floor are three genuine double bedrooms, making the property particularly well suited to family living. The impressive principal bedroom spans the width of the property and features a window to the front elevation with attractive stained-glass detailing. All three bedrooms retain cast-iron fire surrounds, adding further character and charm. Completing the first-floor accommodation is the bathroom, fitted with a three-piece white suite.

Externally, the rear garden has been designed with ease of maintenance in mind and is predominantly paved, providing an ideal space for outdoor seating and entertaining, with timber fencing to the boundaries. A useful gated area provides excellent storage for bins and bicycles, while an outside water tap adds further practicality.

Haddon Grove is ideally positioned for enjoying everything Sale has to offer, with picturesque walks along the nearby Bridgewater Canal and Friars Park within easy reach. Sale Town Centre offers an excellent selection of shops, cafés, restaurants and leisure facilities, together with convenient Metrolink connections into Manchester and Altrincham. The area is also particularly popular with families thanks to its excellent choice of well-regarded local schooling and abundance of green spaces.

- Freehold
- EPC TBC
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Disclaimer

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