



**Carlton Road, Sale, Trafford, M33**

**Guide Price: £500,000**

*Freehold*

Situated on the ever-popular Carlton Road in Sale, this attractive three-bedroom semi-detached home offers well-balanced accommodation, ideal for first-time buyers, young families, and those looking to upsize. Combining character features with modern finishes, the property is perfectly positioned within easy reach of Sale town centre, excellent schools, Ashton Park and fantastic transport links.

Stepping through the front door, you are welcomed into a bright entrance hallway with attractive wooden flooring and stairs rising to the first floor. To the front of the property is a spacious living room, centred around a feature fireplace, creating a warm and inviting space to relax. A large window allows plenty of natural light to fill the room.

To the rear is a separate dining room, providing an excellent space for family meals and entertaining. Patio doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces.

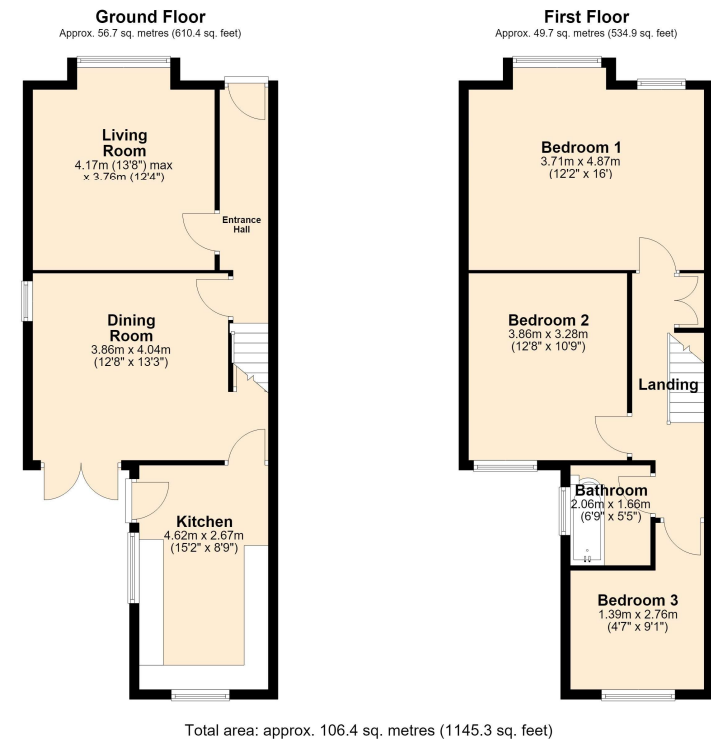
The kitchen has been fitted with a stylish range of modern wall and base units, complemented by integrated appliances including a dishwasher and washing machine. There is also a built-in hob with extractor hood, breakfast bar, space for a fridge freezer, and direct access to the garden, making it a practical space for everyday family life.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is an excellent size, while the second double bedroom retains a charming cast iron fireplace, adding character and appeal. The third bedroom would also accommodate a small double bed.

The family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Partially tiled walls, recessed spotlights and a heated towel rail complete the room.

Externally, the property benefits from a block paved driveway to the front, providing off-road parking. To the rear is a fully enclosed garden featuring a lawn, patio and raised decked seating area, offering a fantastic space for children to play or for enjoying outdoor dining during the warmer months.

Carlton Road is ideally located within walking distance of Sale town centre and both Sale and Dane Road Metrolink stations, providing excellent commuter links into Manchester and beyond. The property also falls within the catchment area of a number of highly regarded primary and secondary schools, making it an excellent choice for families.



- Freehold
- EPC C
- Council Tax Band C





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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### Disclaimer

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