



Little Brook Road, Sale, Cheshire, M33

Asking Price: £375,000

Freehold

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This beautifully presented Semi Detached home is within walking distance of highly sought-after schools and local amenities, the property also benefits from excellent transport links. The motorway network, providing access to Manchester and beyond, is just a short drive away, along with the A56 connecting the city centre to Altrincham.

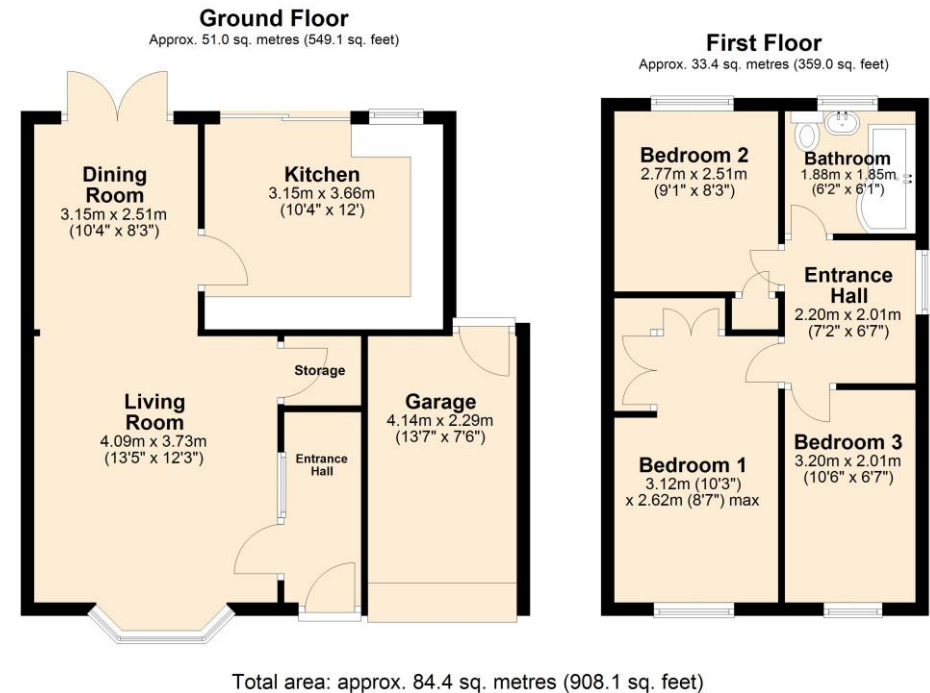
Approached via a driveway providing off-road parking and access to an integral garage with an up-and-over door, the property offers both convenience and practicality.

This home welcomes you from the moment you step inside, boasting neutral, immaculate décor that has been lovingly maintained throughout. An entrance hall leads into a bright and airy living room, featuring a bay window with views up the street. Open plan to the living area is a dining room with patio doors to the rear garden creating a seamless flow of indoor and outdoor living. The breakfast kitchen is fitted with a modern range of base and eye level units with space for appliances and sliding patio doors leading to the rear garden.

To the first floor are three well-proportioned bedrooms, two of which are generous doubles, along with a family bathroom.

Externally, the property has been thoughtfully landscaped. The front features a manicured garden alongside the driveway, while the rear garden is predominantly laid to lawn with mature borders and a patio area ideal for alfresco dining.

- Freehold
- EPC Grade D
- Council Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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.