



**Grosvenor Square, Sale, Trafford, M33**

**Offers Over: £550,000**

*Freehold*

# Grosvenor Square, Sale, Trafford, M33

Set over four beautifully appointed floors, this elegant Victorian end terrace home is perfectly positioned on Grosvenor Square, just a short distance from Sale Town Centre, Metrolink, Walton Park, and zoned for some of the area's most sought-after schools. The property exudes charm, character, and practical family living, further enhanced by a recently installed alarm system for added peace of mind.

The property welcomes you via an entrance porch leading into a grand main hallway, brimming with original features. The hallway is classically decorated with high skirtings, ornate coving, and elegant corbels, creating a striking first impression. To the right, the living room features a charming bay window fitted with half-height plantation shutters and discreet storage beneath, a feature fireplace, alcove storage, and decorative ceiling rose with coving, perfectly blending period charm with modern comfort.

Adjacent is the dining room, currently used as a second sitting room, which benefits from stripped wooden flooring and French doors opening onto the garden, creating a seamless flow from indoor to outdoor living. At the rear, the extended kitchen-diner is fitted with a comprehensive range of modern units, granite work surfaces, and integrated appliances, offering space for a dining table and chairs. Natural light floods the room through two skylights and sliding patio doors to the side, while a convenient pantry and downstairs WC complete this level.

The lower ground floor has been fully converted to maximize space, housing a fourth bedroom, currently used as a living area, with plenty of fitted storage and an en-suite bathroom featuring a walk-in shower, WC, and wash basin. A utility room, large storage cupboard, and an additional room at the rear, ideal as a home office or cinema room, provide exceptional versatility.

Upstairs, the first floor offers a family bathroom with a four-piece suite, including a walk-in shower, bath, WC, and wash hand basin. The main bedroom at the front features two windows, wardrobes, and ample space for furnishings, complemented by a further double bedroom which also benefits from a fitted wardrobe. The second floor hosts another generously sized double bedroom, complete with walk-in fitted storage, completing the family accommodation.

Externally, the low-maintenance courtyard garden is a peaceful retreat, featuring a stone patio, gated bifold access, artificial lawn, and a summer house with power and lighting, perfect for al fresco dining or entertaining.



- Freehold
- EPC Grade D
- Council Tax Band E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 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.