



107 Urban Road, Sale

Sale

£525,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



107 Urban Road

Sale

Beautiful three-bed terraced house with two reception areas, open plan kitchen, landscaped garden, loft conversion, modern bathroom, off-road parking plus EV charger, and period features. Move-in ready.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

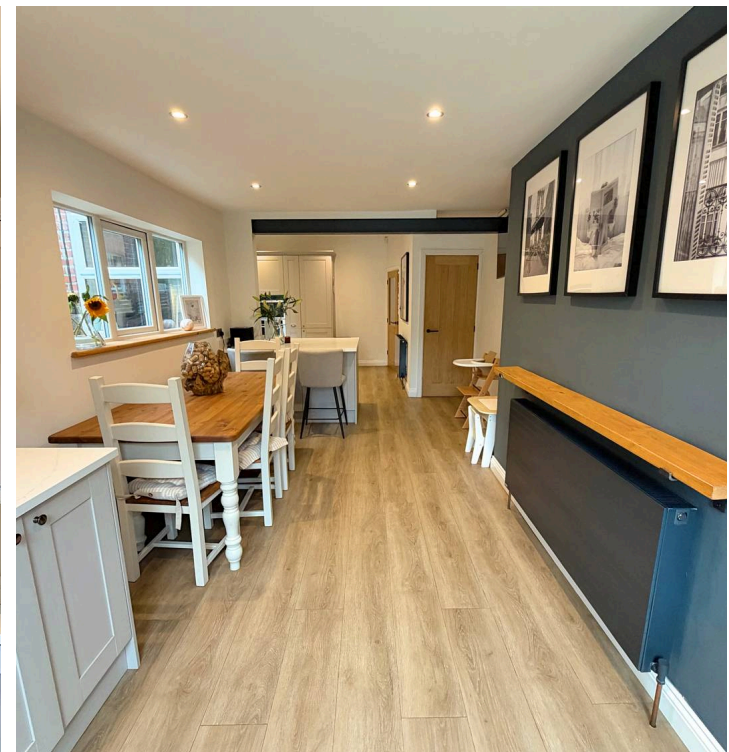
- Private landscaped garden
- Open plan kitchen dining area with integrated appliances
- Off-road parking via paved driveway with EV charger
- Spacious bedrooms with ample storage
- Wood flooring throughout main living areas
- Located within walking distance to Bridgewater Canal and convenient reach of Sale Town Centre and Metrolink Networks
- Three spacious bedrooms with a useful converted loft space
- Newly fitted roof and combi boiler

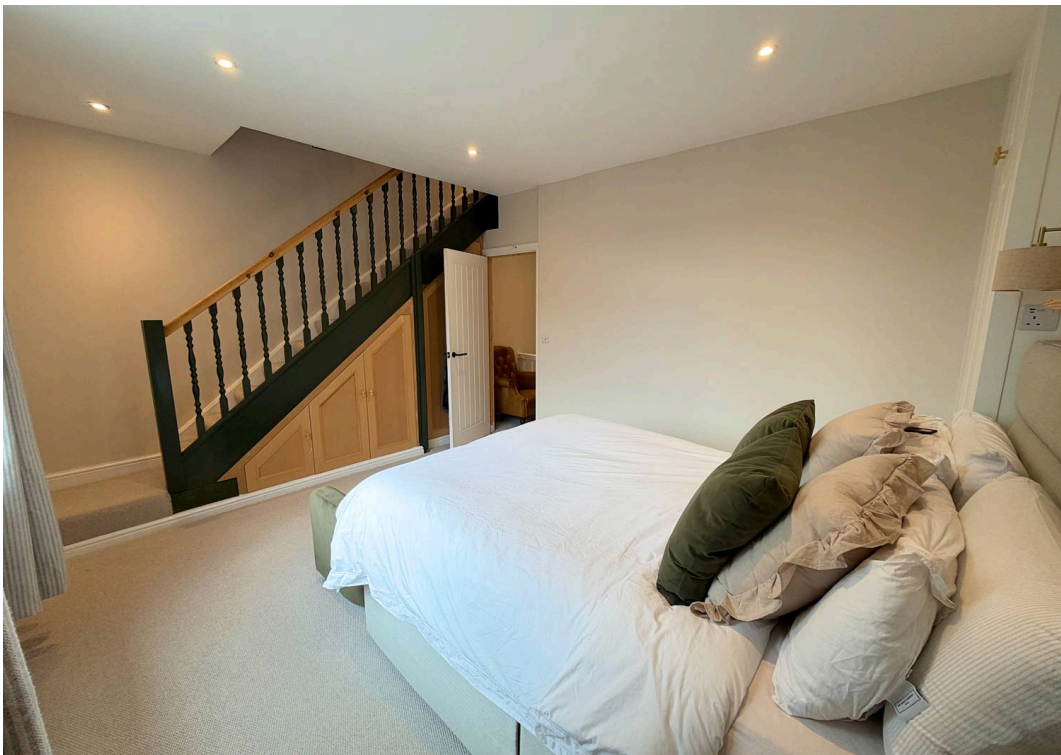


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This beautifully presented three-bedroom terraced house offers a harmonious blend of modern design and timeless character, making it an ideal home for families and professionals alike. Boasting two spacious reception rooms, the property is thoughtfully laid out to provide both comfortable living and flexible entertaining spaces. The open plan kitchen and dining area is a standout feature, with sleek modern kitchen units, a generous island, integrated appliances, and elegant wood flooring. Abundant natural light pours in through large windows and French doors, which open directly onto the landscaped garden - perfect for indoor-outdoor living. The reception spaces are enhanced by a focal fireplace, contemporary accent walls, and built-in shelving, offering both style and functionality. Upstairs, each of the three bedrooms is bright and inviting, with ample storage, neutral décor, and plush carpeting for a cosy yet refined ambience. The second and third bedrooms enjoy delightful garden views, while the main bedroom is a serene retreat with bespoke wardrobes and space for additional furnishings.



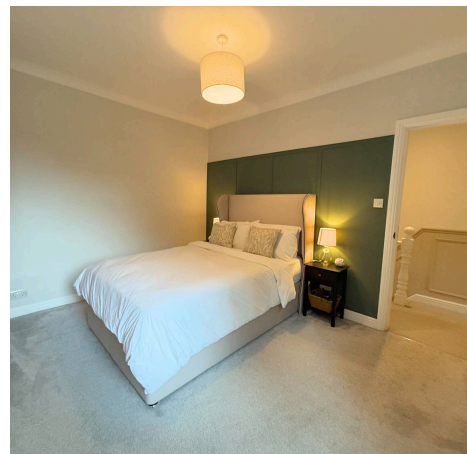


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Additional features further elevate the appeal of this charming home. The current owners have recently installed a new roof and new combi boiler. The loft space has been thoughtfully converted with ample storage space and potential for further living accommodation. The modern bathroom is designed with sleek tiling, a shower over the bathtub, built-in storage, and a large mirror cabinet for practicality and style. Throughout the property, recessed lighting, gallery walls, and tasteful décor create a cohesive and welcoming environment. Versatile rooms equipped with built-in storage and ample natural light are perfect for use as a home office or reading nook, supporting the needs of remote working or quiet relaxation.

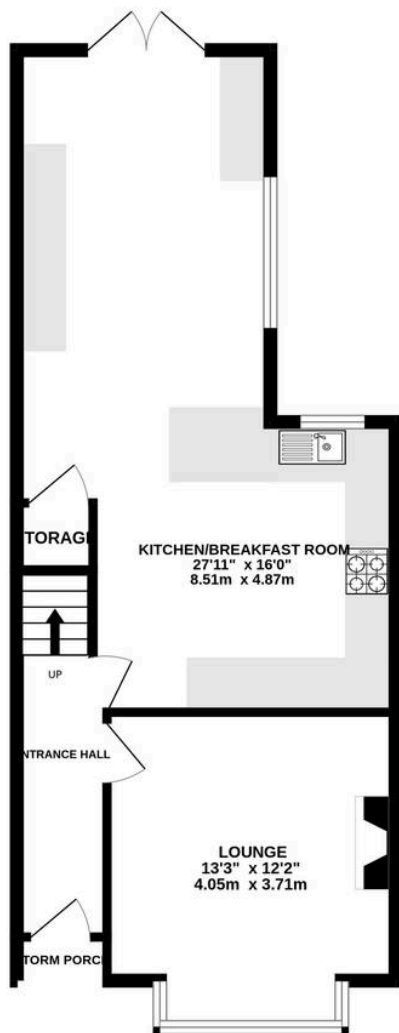
Outside, the private landscaped garden is a true highlight, featuring a low-maintenance artificial lawn, spacious patio, and stylish outdoor seating area - ideal for alfresco dining or gatherings. Off-road parking on a paved driveway provides invaluable convenience along with a useful EV charging point. Period features, such as the classic brick façade and large bay windows, blend seamlessly with contemporary finishes to create a home that is both characterful and move-in ready. This property promises a lifestyle of comfort, practicality, and modern elegance, inviting you to settle in and enjoy every well-considered detail.



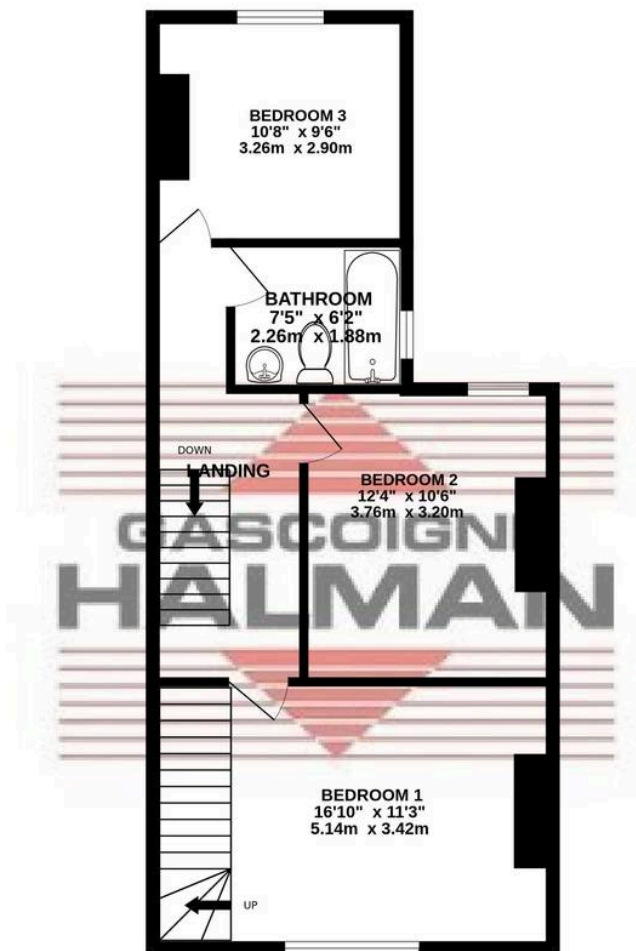




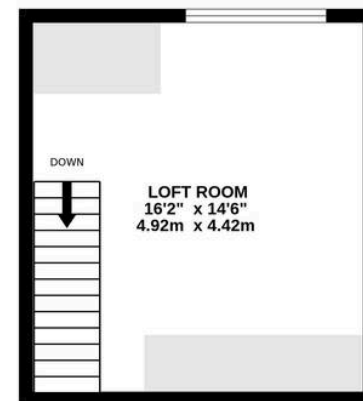
GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



LOFT
234 sq.ft. (21.7 sq.m.) approx.



107 URBAN ROAD

TOTAL FLOOR AREA : 1649sq.ft. (153.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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