



**Woodfield Grove, Sale, Trafford, M33**

**Offers Over: £330,000**

*Freehold*

# Woodfield Grove, Sale, Trafford, M33

Nestled on the ever-popular Imperial Terrace, just off Glebelands Road, this charming double fronted period end terrace offers beautifully presented accommodation that is ready to move straight into. Blending character features with practical modern living, the property enjoys a highly convenient location close to Ashton Park, the River Mersey, Sale Town Centre and the sought-after Ashton Upon Mersey Village.

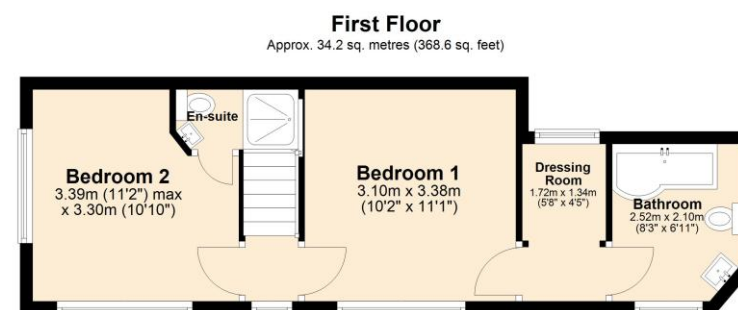
Upon entering the property, you are welcomed into a spacious open plan dining kitchen which creates a warm and sociable heart of the home. Full of character, the room features exposed ceiling beams and a feature gas fire with an attractive wooden surround, adding to the cosy yet stylish feel. The kitchen area is fitted with a range of base and eye level units, providing ample storage and workspace, along with integrated appliances and additional space for further appliances.

The separate living room is bright and inviting, benefitting from two windows which flood the space with natural light, creating a comfortable setting for relaxing and entertaining.

To the first floor are two well-proportioned double bedrooms, both enjoying the luxury of their own en-suite bathrooms, making the property perfectly suited to professionals, couples, guests or those seeking flexible accommodation.

Externally, the property continues to impress with a versatile outdoor space. The garden has been thoughtfully converted to provide off road parking, whilst still retaining a small paved patio seating area, ideal for enjoying warmer months.

Situated within easy reach of local parks, riverside walks, excellent amenities and transport links, this delightful home combines period charm.



Total area: approx. 71.2 sq. metres (766.5 sq. feet)

- Freehold
- EPC E
- Council Tax B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 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.