



Kirklands, Sale, Trafford, M33

Offers Over: £600,000

Freehold

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Situated on the ever-popular Kirklands, just off Framingham Road, this four/five bedroom link-detached property occupies a quiet cul-de-sac position and offers fantastic potential for growing families. While the home is in need of some TLC, it presents an exciting opportunity to create a truly special long-term residence in a highly regarded location.

To the front of the property there is a driveway providing off-road parking for several vehicles, along with a front garden. Upon entering, you are welcomed into a spacious entrance hall with useful storage. The living room is generously proportioned and benefits from a large window overlooking the front elevation, allowing plenty of natural light. This space opens through to the kitchen/dining room, ideal for modern family living and entertaining.

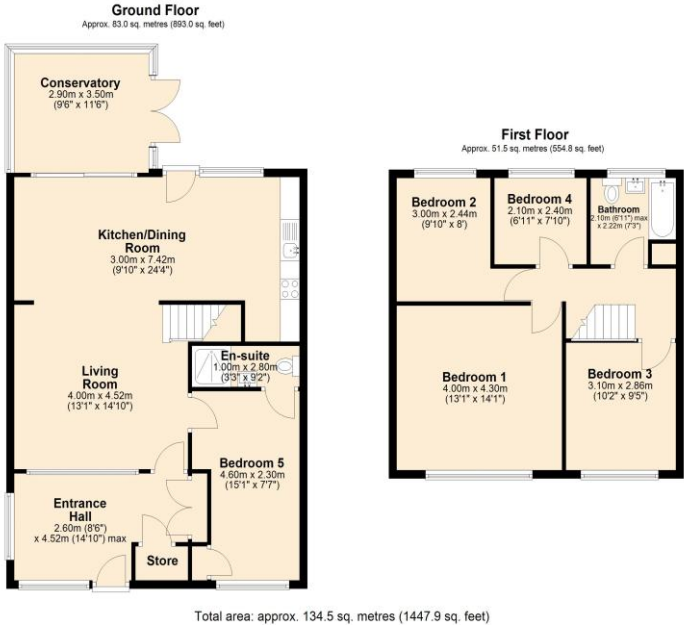
To the rear, a conservatory provides an additional versatile space and features double patio doors opening to the side elevation and garden. The former garage has been converted to create a further reception room, currently used as a fifth bedroom, complete with a downstairs en-suite shower room, making it ideal for guests, multigenerational living, or home working.

Upstairs, there are four good-sized bedrooms along with a family bathroom. To the rear of the property is an enclosed garden, mainly laid to lawn and bordered by timber fencing, offering a safe and private outdoor space for children and pets.

Kirklands is a highly desirable residential area, popular with families due to its quiet surroundings and excellent local amenities. The property is conveniently located close to outstanding local schools, Metrolink services, and a selection of local parks and green spaces, making it ideal for commuters and families alike.

Disclaimer
Please note that some of the marketing photographs have been enhanced using AI technology to digitally remove the current owner's belongings. These images are intended to help illustrate the property's potential and layout.

- Freehold
- EPC Grade TBC
- Council Tax Band D







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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.