



**Meadows Road, Sale, Trafford, M33**

**Offers Over: £410,000**

*Freehold*

# Meadows Road, Sale, Trafford, M33

Situated on the ever-popular Meadows Road, just a short stroll from the vibrant amenities of Sale Town Centre, convenient transport links at Dane Road Metrolink Station and scenic walks along the Bridgewater Canal, this attractive three bedroom end terrace home offers beautifully presented and thoughtfully extended accommodation, ideal for families and professionals alike.

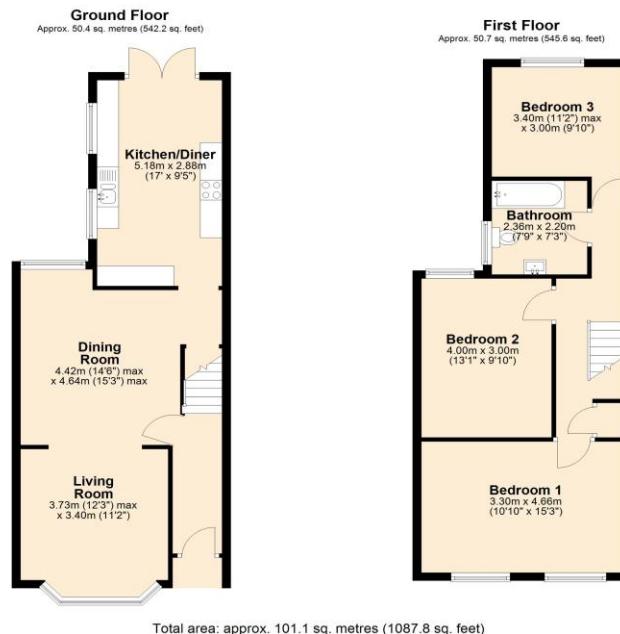
The property is approached via a gate leading to a low maintenance front garden featuring an Indian stone paved area. A charming feature tiled step invites you to the front door, opening into a welcoming entrance hall complete with elegant coving to the ceiling, setting the tone for the accommodation beyond.

To the left, the open plan reception rooms provide a superb living and entertaining space. The living room is positioned to the front and is bathed in natural light from a beautiful bay window fitted with plantation shutters. A feature cast iron fire surround creates a stylish focal point, adding warmth and character. An archway flows seamlessly into the dining room, where a rear facing window overlooks the garden, offering an ideal setting for family meals and social gatherings.

To the rear of the property, the extended kitchen diner has been designed to create a spacious and practical heart of the home. Fitted with a range of base and eye level units complemented by roll top work surfaces, the kitchen offers ample storage and preparation space, with room for appliances. Patio doors open directly onto the rear garden, allowing for effortless indoor-outdoor living.

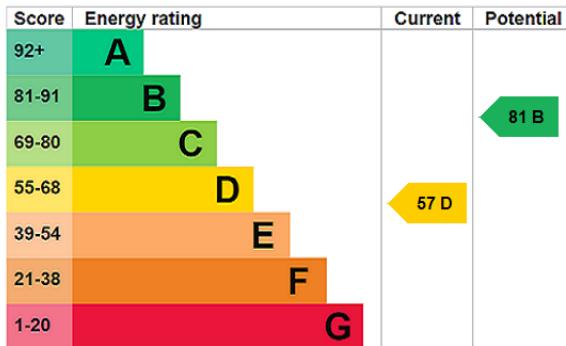
To the first floor, there are three generous bedrooms, each offering comfortable proportions and flexibility for family living, guest accommodation or a home office. The accommodation is served by a well appointed four piece bathroom suite comprising a walk in shower, separate bath, wash hand basin and WC, providing both practicality and a touch of luxury.

Externally, the rear garden is mainly laid to lawn and features raised flower beds, creating an attractive and manageable outdoor space. Gated side access adds further convenience.



- Freehold
- EPC Grade D
- Ground Rent £3pa
- Council Tax Band B





## The Property Man

102A School Road  
 Sale  
 Cheshire  
 M33 7XB  
 T: 01615198855  
 E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)  
[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### 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.