

22 Brogden Grove, Sale

£459,950

Sale

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









22 Brogden Grove

Sale

Beautifully refurbished two-bed terrace in a conservation area with period features, modern kitchen, off-road parking, loft space, and no onward chain. Close to Metrolink and Sale Town Centre.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Situated within a conservation area
- No onward chain
- Highly sought after location within convenient reach of Brooklands Metrolink and Sale Town Centre
- Newly installed sash windows to the front of the property
- Well-maintained large front garden and driveway
- Wood flooring with period features
- Modern walk-in shower
- Large bay windows
- High ceilings







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Situated within a highly desirable conservation area is a beautifully appointed two-bedroom terraced house. This property seamlessly blends period character with contemporary touches, having been recently repainted throughout and partially rewired. Step inside to discover an inviting entrance hall with high ceilings and elegant wood flooring that extends throughout the ground floor, complemented by original period features that add a sense of timeless charm.

The spacious living room is bathed in natural light, thanks to a striking large bay window that not only enhances the sense of space but also offers a delightful outlook. The adjoining dining area provides ample room for entertaining or relaxed family meals, while the modern kitchen features useful workspaces, making it the perfect setting for both everyday living and special occasions.

Upstairs, two generous bedrooms offer comfortable accommodation, each benefitting from large windows and high ceilings that create a bright and airy atmosphere. The contemporary bathroom is finished to a high standard, boasting a stylish walk-in shower with sleek fixtures and thoughtful storage solutions.














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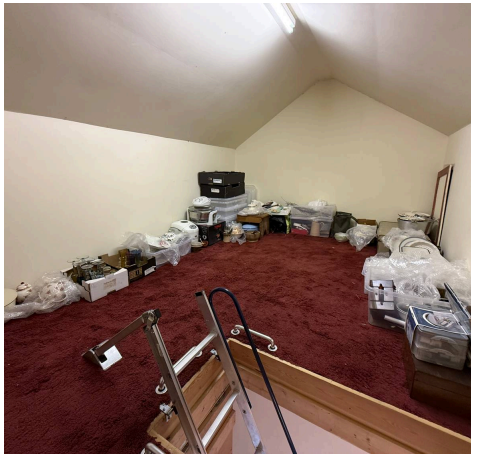
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Throughout the home, attention to detail is evident in the carefully maintained interiors, where classic features are paired with modern updates to ensure both character and comfort. There is also a useful loft space that is fully boarded and carpeted with a pull down ladder. The property also benefits from a converted cellar chamber which could be used as further living accommodation or storage space.

Practicality is further enhanced by off-road parking, a rare and valuable asset in this sought-after neighbourhood. This property is offered with no onward chain, providing a straightforward and efficient purchase opportunity. Situated within convenient reach of Brooklands Metrolink and the vibrant amenities of Sale Town Centre, residents will appreciate the ease of access to excellent transport links, shopping, dining, and leisure facilities. The location within a conservation area ensures a peaceful and attractive setting, surrounded by well-preserved architecture and a sense of community. The property also benefits from newly fitted sash windows to the front, maintaining its period character.

This delightful home presents an exceptional opportunity for professionals, couples, or small families seeking a stylish and low-maintenance residence in one of the area's most desirable settings. With its harmonious blend of period elegance and modern convenience, this property invites you to enjoy a lifestyle of comfort and sophistication, all within easy reach of local transport and amenities.





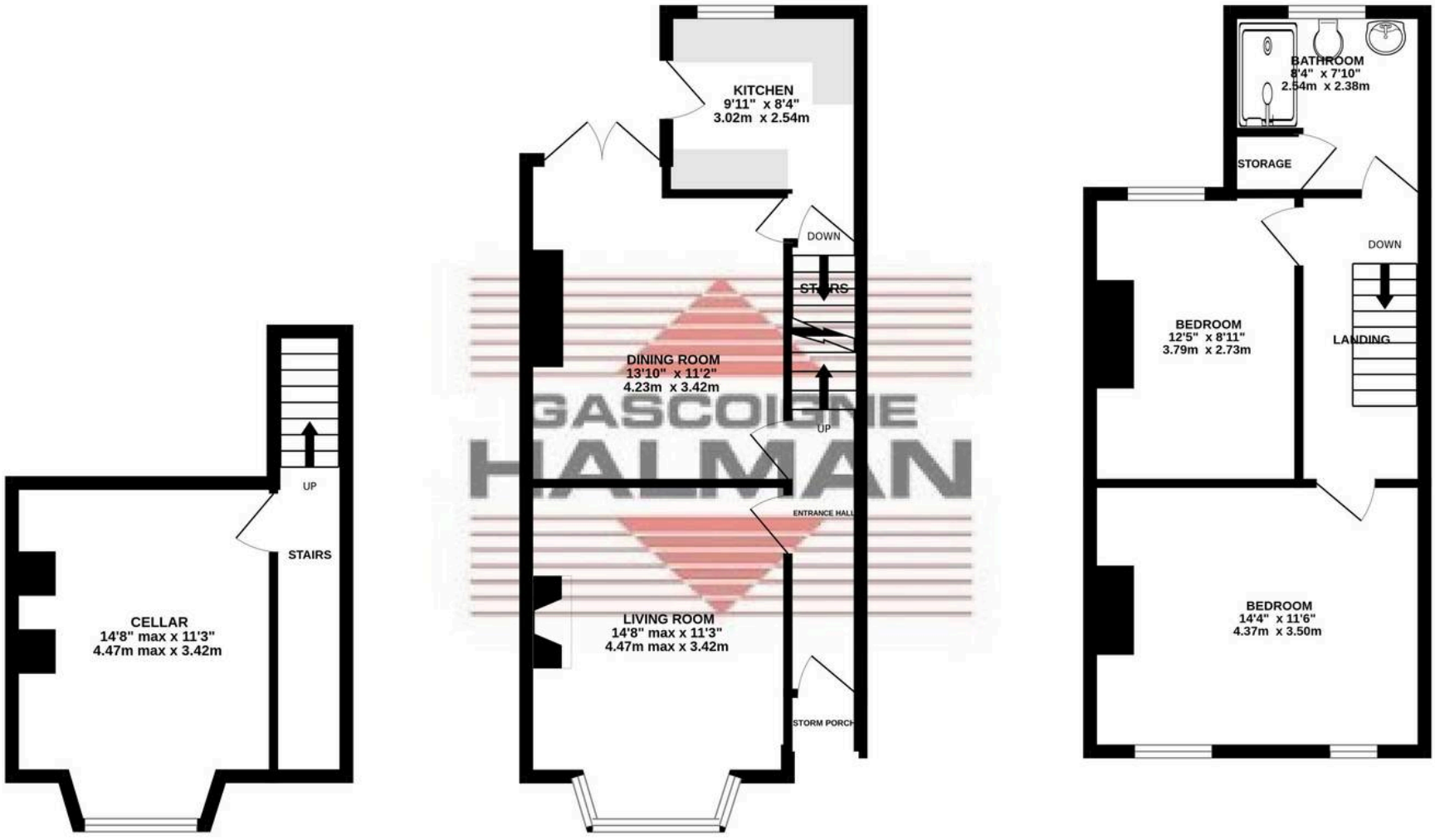




BASEMENT
207 sq.ft. (19.2 sq.m.) approx.

GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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