



**Wythenshawe Road, Sale, Cheshire, M33**

**Guide Price: £435,000**

*Freehold*

# Wythenshawe Road, Sale, Cheshire, M33

Welcome to this beautifully presented semi-detached property in the sought-after area of Sale, offering modern living with its stylish interiors and well-planned layout. This home combines comfort and elegance in every detail, perfect for families and those who love to entertain.

Step into a welcoming entrance hall that sets the tone for the rest of the home, offering a bright and spacious introduction to this beautifully designed property. To the left of the entrance hall you enter an inviting living room complete with a feature electric fire and bespoke fitted storage that adds both style and practicality.

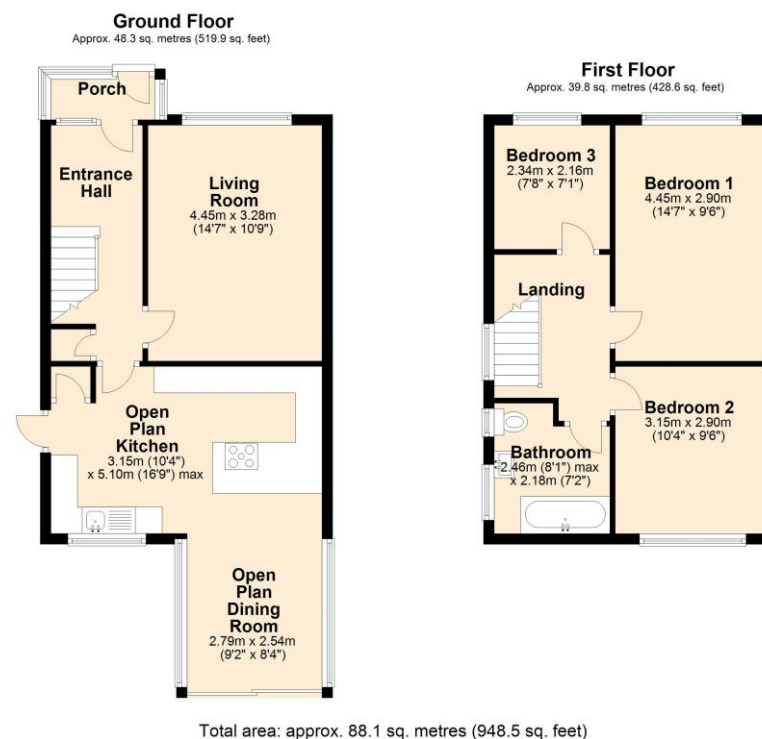
The heart of the home, this kitchen diner boasts beautiful quartz work surfaces, ample storage, integral appliances, and an open layout leading to a dining area under a full glass roof. This bright, airy space offers delightful views over the private rear garden, creating a perfect setting for family meals and gatherings.

Upstairs, the property features three generously sized bedrooms, providing ample space for family and guests alike, there is also a fitted contemporary three-piece bathroom suite.

The property includes off-road parking to the front, via a driveway for convenience. The enclosed rear garden offers a peaceful outdoor retreat with raised patio area and the majority laid to lawn and includes a detached garage for additional storage.

Wythenshawe Road is conveniently located close to the Metrolink, motorway networks as well as being close to well-regarded schools and access to Sale Moor Village and Sale Town Centre.

- Freehold
- Council Tax Band D
- Freehold - the sellers also own the Leasehold Title







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

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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.