



Roebuck Lane, Sale, Trafford, M33

Offers Over: £750,000

Freehold

Roebuck Lane, Sale, Trafford, M33

A rare opportunity to acquire an impressive and extended 5 bedroom semi-detached family home on a spacious plot with superb rear garden, all within close proximity to Sale town centre. Ideally located, the property is within easy reach of a range of outstanding local primary schools, the canal, local park and easy walking distance from two Metrolink stations.

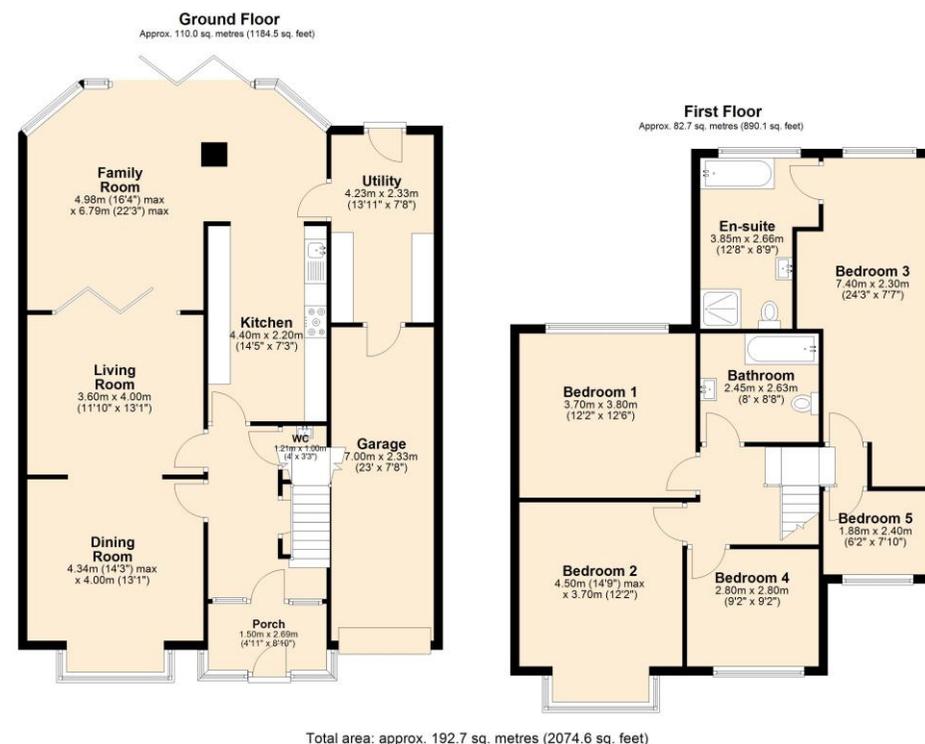
Offering approx. 2,000 sq feet of well-presented internal accommodation, this substantial property also benefits from a fabulous decked sun terrace, perfect for entertaining, and expansive rear garden, making it an ideal choice for modern family living.

The ground floor offers highly versatile and well-planned accommodation comprising a spacious entrance porch and hallway, ground floor WC, bay-fronted dining room connecting through to the lounge, separate family room with orangery roof and tri-fold doors leading directly onto the decked terrace. Completing the ground floor is a kitchen/diner, a large utility room (including door to the garden) and internal access to the sizeable integral garage.

The first floor of the property reveals a split level landing leading to three generously sized double bedrooms, one with large en suite bathroom, a further double bedroom and a single bedroom. A family bathroom completes the first floor accommodation, along with two loft access points offering excellent storage potential.

Externally the property benefits from driveway parking to the front. To the rear lies an impressive, fully enclosed 95ft garden featuring an extensive decked terrace with pergola and fixed rendered seating stepping down in to an established garden with border. Despite its north-facing aspect, the length and open, non-overlooked nature of the garden ensures it enjoys sunlight throughout much of the day.

Early viewing is highly recommended to fully appreciate the versatility and exceptional setting of this wonderful family home in a highly sought-after location.



- Freehold
- EPC C
- Council Tax C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855
E: sales@thepropertyman.co.uk
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.