

THE property MAN

Little Brook Road, Sale, Trafford, M33

Offers Over £400,000

Freehold

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Tucked away in a quiet cul-de-sac on Littlebrook Road in Sale, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for growing families and professional couples alike. Perfectly positioned within easy reach of popular local schooling, excellent motorway networks, local amenities, green spaces and the ever-popular Woodheys Park, the property enjoys a peaceful residential setting whilst remaining conveniently located for everyday living.

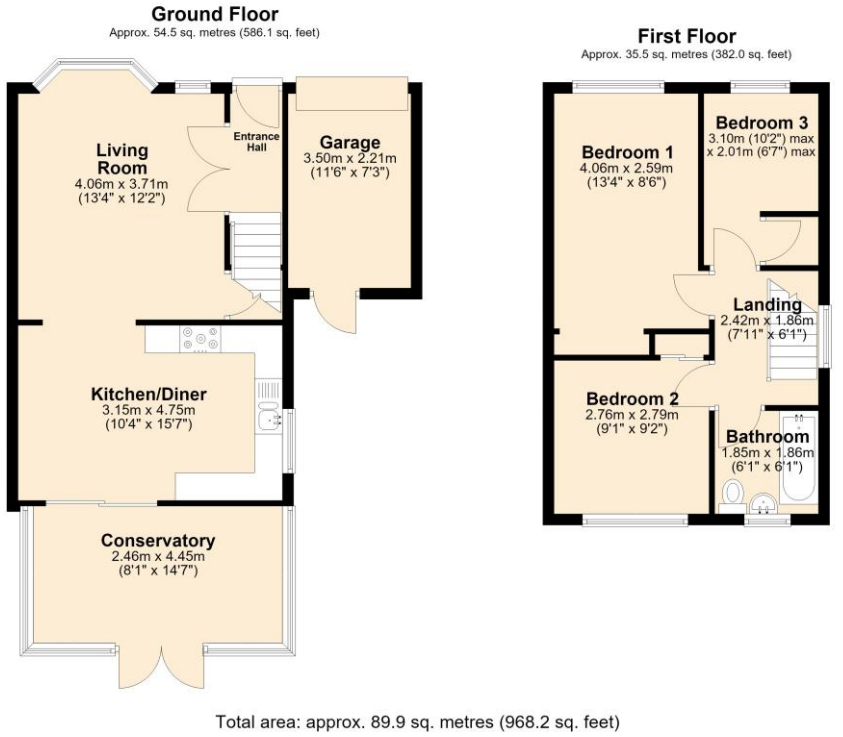
Upon approaching the property, you are greeted by a generous block-paved driveway providing off-road parking for several vehicles, together with an integral garage featuring an up-and-over door, offering additional parking or useful storage space.

Internally, the property opens into a welcoming entrance hallway, with double doors leading through to a beautifully presented living room, providing a comfortable and inviting space to relax and unwind. An archway leads through to the spacious kitchen diner, which is fitted with a stylish range of high-gloss base and eye-level units, complemented by granite work surfaces and a selection of integrated appliances. There is ample space for a dining table and chairs, making this a fantastic area for both everyday family meals and entertaining guests.

Sliding patio doors open into a lovely conservatory, currently utilised as a children's playroom. This wonderfully versatile additional reception space could equally serve as a second sitting room, home office or dining area, depending on individual requirements. Double doors provide direct access to the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

To the first floor, the property offers three well-proportioned bedrooms comprising two generous double bedrooms and a further single bedroom, ideal as a child's bedroom, nursery or home office. Completing the accommodation is a modern family bathroom fitted with a white three-piece suite.

Externally, the property benefits from a fantastic low-maintenance rear garden, thoughtfully designed for both relaxation and entertaining. Featuring a paved patio area, ideal for outdoor dining and garden furniture, together with an artificial lawn providing a practical, year-round space for children to play. The garden is fully enclosed by timber fence boundaries, offering a lovely degree of privacy.



Total area: approx. 89.9 sq. metres (968.2 sq. feet)

- EPC C
- Council Tax Band C
- Freehold



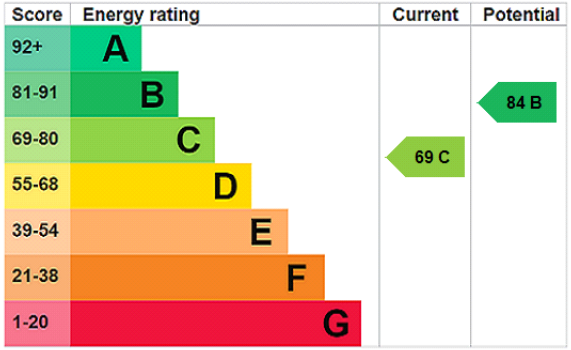












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Disclaimer
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