

Northenden Road, Sale, M33

Offers Over: £415,000

Leasehold

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Offered to the market with NO ONWARD CHAIN, this three-bedroom detached home occupies a generous plot on the ever-popular Northenden Road in Sale Moor. Requiring some modernisation throughout, the property presents a fantastic opportunity for buyers looking to create a home to their own taste, with well-proportioned accommodation, excellent outside space and further potential.

To the front, a driveway provides off-road parking and access to the integral garage, which is fitted with an up-and-over door and also houses the property's boiler. The garage offers excellent storage and, subject to obtaining all necessary consents and complying with the relevant building regulations, could provide potential for conversion into additional living accommodation.

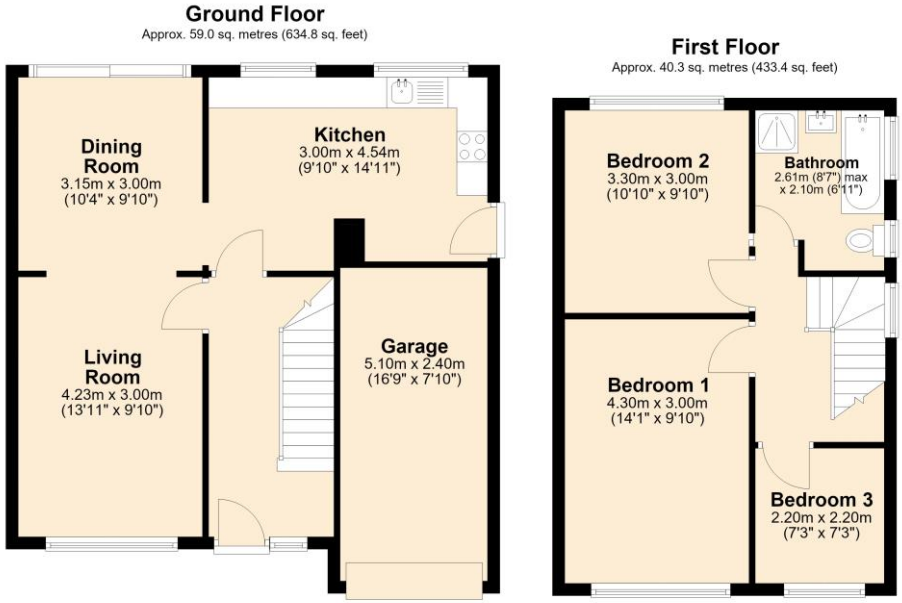
Upon entering the property, you are welcomed into an entrance hallway providing access to the ground-floor accommodation. Positioned to the left is a fantastic-sized open-plan living and dining room, creating a bright and versatile space ideal for both everyday family life and entertaining. There is ample room for comfortable lounge furniture as well as a dining table and chairs, while patio doors to the rear open directly onto the garden, allowing plenty of natural light to flow through the room.

The generous breakfast kitchen is fitted with a modern range of base and eye-level units, providing an abundance of storage and worktop space. There is plenty of room for a selection of freestanding appliances.

To the first floor, the property offers three bedrooms, providing flexible accommodation suitable for families, couples or those requiring a home office. Completing the first-floor accommodation is a family bathroom.

Externally, the property benefits from a generous enclosed rear garden, predominantly laid to lawn with a paved patio area providing an ideal space for outdoor seating and entertaining. The generous plot offers plenty of opportunity for a new owner to enhance the garden and create an attractive outdoor space to suit their needs.

Northenden Road is ideally positioned for everything Sale Moor and the surrounding area have to offer. Sale Moor Village is within easy reach with its selection of independent shops, cafés, bars and everyday amenities, while Sale Town Centre provides a wider range of shopping, dining and leisure facilities. Excellent transport connections include nearby Metrolink services and convenient access to the motorway network, while a choice of well-regarded schools makes the location particularly appealing to families.



Total area: approx. 99.2 sq. metres (1068.2 sq. feet)

- Leasehold
- 999 years from 1 January 1968
- Ground rent £18pa
- EPC Grade D
- Council Tax Band D



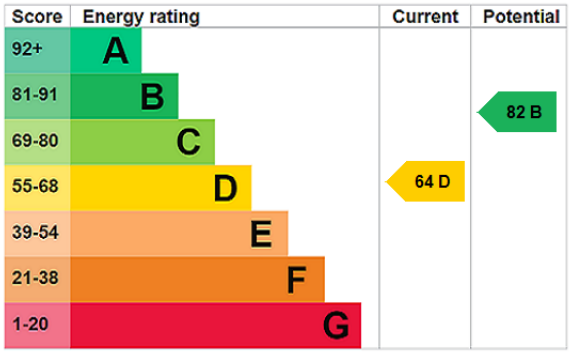












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