



Sefton Crescent, Sale, Trafford, M33

Guide Price: £345,000

Freehold

Offering an excellent opportunity for buyers looking to create a home to their own taste, this three-bedroom mid-terrace property on Sefton Crescent is in need of some TLC throughout and offers plenty of potential. With off-road parking, versatile ground-floor accommodation and a low-maintenance enclosed rear garden, the property would make an ideal purchase for first-time buyers, families or those looking for a project they can truly put their own stamp on.

The property is approached via a driveway to the front, providing convenient off-road parking. You enter through a useful entrance porch which opens into the entrance hallway, providing access to the ground-floor accommodation and stairs rising to the first floor.

Positioned to the right is the living room, offering a comfortable and well-proportioned main reception space with plenty of scope to modernise and personalise. Located just off the living room is the kitchen, fitted with a range of base and eye-level units providing useful storage and worktop space.

A particularly useful feature of the property is the ground-floor extension, which adds valuable additional living space and offers excellent versatility. Depending on the needs of the new owner, this room could be utilised as a separate dining room, second sitting room, home office or even a fourth bedroom. A back door provides direct access out to the enclosed rear garden, while the ground floor is completed by a convenient downstairs WC/ shower room.

To the first floor, the property offers three bedrooms, providing flexible accommodation for a family, professional couple or those requiring space to work from home. The bedrooms are served by the family bathroom, with the entire first floor offering further scope for updating and improvement.

Externally, the rear garden has been designed with ease of maintenance in mind. A raised decked patio provides a great space for outdoor seating, entertaining and enjoying the warmer months, while a paved pathway continues through the garden, creating a practical and predominantly low-maintenance outside space.

Sefton Crescent is conveniently positioned for easy access to Sale Town Centre, where there is an excellent selection of shops, supermarkets, cafés, bars and restaurants. The area is also well served by public transport, with Sale Metrolink providing regular connections towards Manchester City Centre and Altrincham, alongside a good network of local bus and road links.



- Freehold
- EPC D
- Council Tax B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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