



**Burford Grove, Sale, Trafford, M33**

**Guide Price: £425,000**

*Freehold*

## Burford Grove, Sale, Trafford, M33

Situated in a quiet and highly desirable location on Burford Grove, Sale, this attractive three bedroom semi-detached property offers spacious and well presented accommodation, ideal for families and professionals alike.

The property benefits from a pressed concrete driveway providing off road parking for three to four vehicles, along with gas central heating and double glazing throughout. A small storm porch leads to the timber front door and into a welcoming entrance hallway, which offers useful under stair storage.

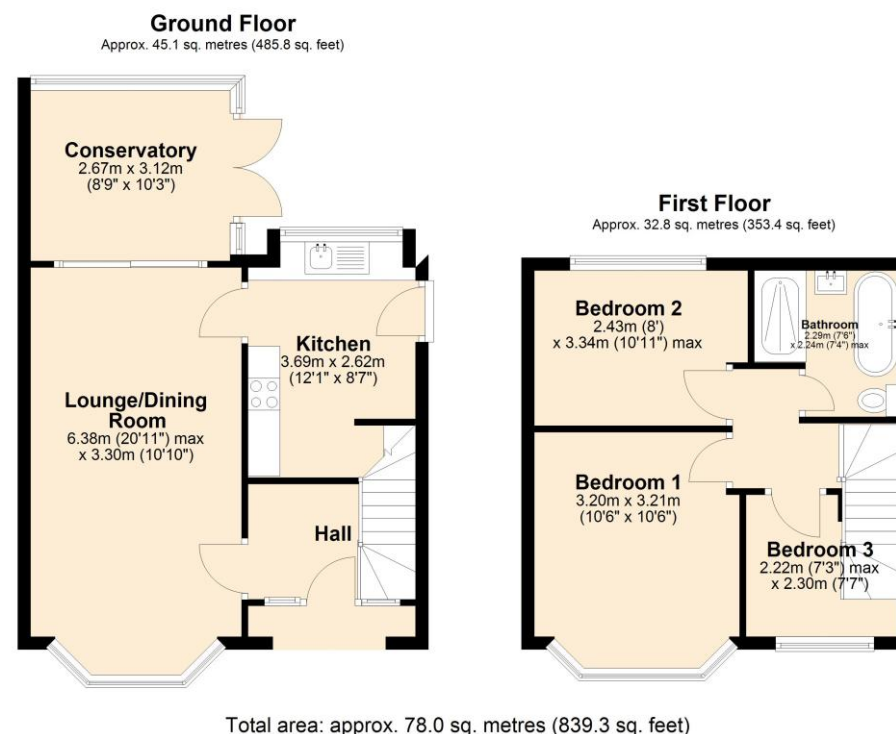
To the front of the property is a bright and spacious living and dining room, featuring a bay window and extending the full length of the house, creating an excellent space for both relaxing and entertaining. To the rear, a superb conservatory with a solid roof and Velux windows provides additional living space and enjoys views over the garden. French doors open directly onto the outdoor area, allowing plenty of natural light to flow through.

The kitchen is fitted with light wood effect worktops and a range of integrated appliances, offering both practicality and style.

Upstairs, the property comprises two generously sized double bedrooms and a well proportioned third bedroom, ideal as a child's room, guest room, or home office. The family bathroom is well appointed, partly tiled, and features both a separate bath and shower.

Externally, the rear garden offers a pleasant outdoor space with a small patio area, perfect for outdoor dining and relaxation. A detached garage with power and lighting provides excellent storage or workshop potential.

- Freehold
- EPC Grade TBC
- Council Tax Band C







## 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.