



Friars Road, Sale, Trafford, M33

Offers Over: £255,000

Leasehold

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An absolute gem of a property, this beautifully presented two double bedroom maisonette is set on the ever-popular Friars Road in Sale. With its own private entrance, front and rear gardens, garage and parking, this home offers a rare blend of space, privacy and convenience. Ideally located within walking distance of Sale Town Centre, the Metrolink and the open green spaces of Kelsall Street Park and the Bridgewater Canal it is perfectly suited to professional couples, first-time buyers or buy-to-let investors alike.

The property is approached via a low-maintenance front garden, leading to a private entrance hall with stairs rising to the first floor. At the top of the stairs is a spacious and welcoming landing, flooded with natural light from a striking floor-to-ceiling feature window to the front. The landing also provides access to the loft via a drop-down ladder, offering useful additional storage.

The living room is a warm and inviting space, featuring a wood-burning stove as its focal point, complemented by bespoke fitted shelving and storage. A window to the front elevation allows plenty of natural light, creating a comfortable and stylish room ideal for relaxing or entertaining.

To the rear, the breakfast kitchen is fitted with a range of base and eye-level units, incorporating a breakfast bar for casual dining. A door from the kitchen leads directly out to the private, enclosed rear garden, which in turn provides access to parking and the garage.

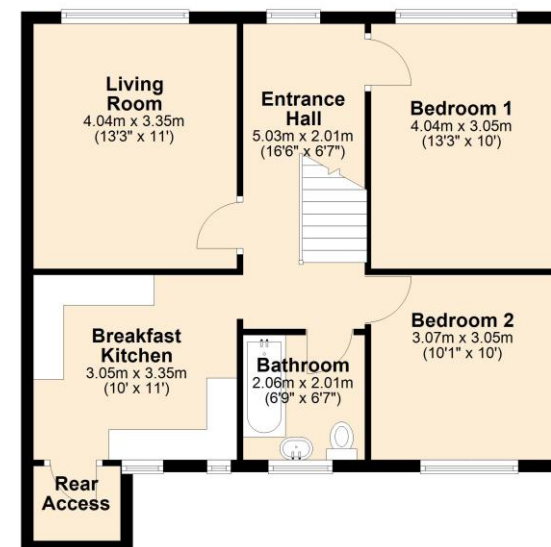
The accommodation is completed by two generous double bedrooms, both benefiting from fitted wardrobes, and a modern three-piece bathroom suite finished to a contemporary standard.

- Leasehold
 - 11 June 1976 to 10 June 2198
 - Ground Rent/ Rent Charge: peppercorn
- Service Charge: April 25 to March 26 - £715.65
 - Council Tax Band B
 - EPC Grade C

Ground Floor
Approx. 5.6 sq. metres (60.0 sq. feet)



First Floor
Approx. 63.8 sq. metres (687.1 sq. feet)



Total area: approx. 69.4 sq. metres (747.1 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 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.