



**Maple Road, Brooklands, Sale, M23**

**Offers Over: £475,000**

*Freehold*

# Maple Road, Brooklands, Sale, M23

Situated on the ever-popular Maple Road in Sale, this fabulous four bedroom semi detached property offers generous living accommodation, excellent transport links, and a wealth of local amenities close by. Set back from the road, the home benefits from a block paved driveway providing ample off road parking, alongside an attractive front garden. The property has been thoughtfully extended to the side, while still retaining convenient access to the private rear garden.

Upon entering, you are welcomed by a spacious entrance hallway featuring stylish wood-effect flooring, creating an inviting first impression. A fully tiled downstairs WC provides added convenience for family living and guests alike.

To the right of the hallway is the bright and spacious living room, enhanced by large windows that flood the space with natural light. An attractive archway leads seamlessly through to the dining room, creating an ideal layout for both everyday living and entertaining. The dining room benefits from a charming gas fire and French doors opening directly onto the patio area, allowing for easy indoor outdoor living. Access to the kitchen is available from both the dining room and the hallway.

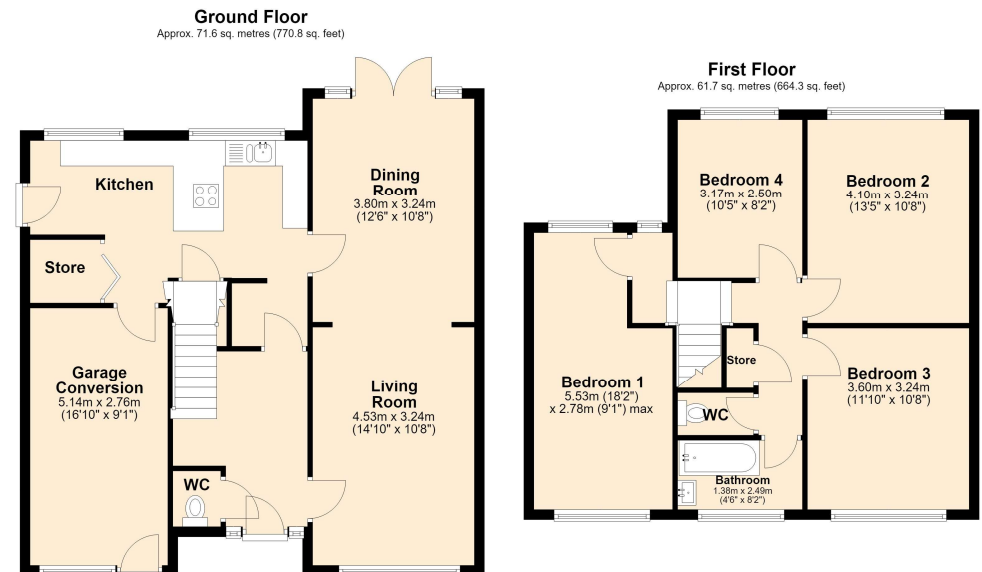
The well-appointed kitchen is fitted with an electric induction hob and a range of integrated appliances. A practical breakfast bar provides an ideal spot for casual dining, while there is also designated space for both a washing machine and tumble dryer. A generous storage cupboard houses the boiler and offers excellent additional storage space.

As part of the extension, the original garage has been converted to create a versatile additional reception room. This flexible space could be used as a fifth bedroom, playroom or home office depending on the needs of the new owners.

The first floor accommodates four well-proportioned bedrooms. Bedrooms two, three, and four are all excellent sized double rooms, each enjoying plenty of natural light through large windows. The family bathroom is fitted with a bath and overhead shower, while a separate WC adds further practicality for busy households.

The impressive principal bedroom occupies the extended section of the property and offers an abundance of space. With two windows allowing natural light to pour in, this superb room provides a bright and relaxing retreat.

Externally, the private rear garden is a wonderful space to enjoy throughout the year. Featuring a patio area ideal for outdoor dining and entertaining, the garden is beautifully enhanced by an array of mature plants, shrubs, and attractive stone borders, creating a peaceful and well maintained outdoor setting.



Total area: approx. 133.3 sq. metres (1435.1 sq. feet)

- Council Tax D - Manchester Council
- EPC C
- Freehold - The owners are purchasing the freehold alongside the sale of the property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.