



Marton Place, Sale, Trafford, M33

Guide Price: £450,000

Freehold

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Tucked away on Marton Place, this wonderful four bedroom mid-terraced property is a true hidden gem and has been a much loved family home for many years. Combining generous proportions with a wealth of original character and charm, this property offers spacious and versatile accommodation throughout and is sure to appeal to a wide range of buyers.

Upon entering, you are welcomed by a spacious entrance hall which leads through to the front reception room. This charming room benefits from a half-bay window, allowing plenty of natural light to enter, together with an original fireplace which provides a wonderful focal point and retains the character of the property.

Double doors lead through to the separate dining room, creating a flexible space which can be opened up for entertaining or closed off when required. The dining room benefits from attractive Victorian style storage units and provides direct access to the rear garden.

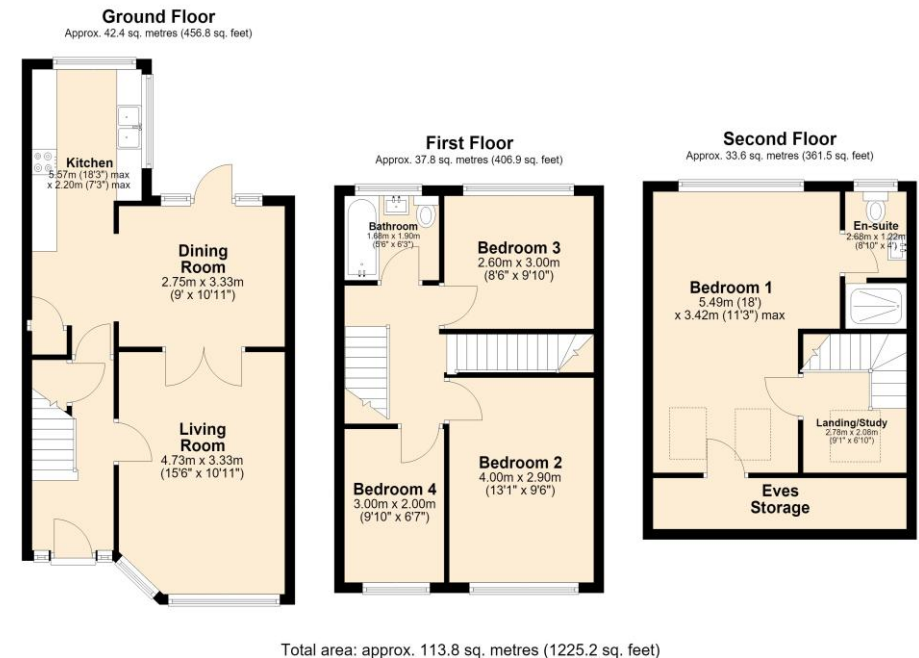
The kitchen is both practical and sympathetic to the character of the home, featuring a modern range of units while retaining the property's traditional style. There is space for white goods, together with a useful pantry area cleverly positioned beneath the stairs, providing excellent additional storage.

To the first floor are three particularly well-proportioned bedrooms, with the second bedroom benefiting from fitted wardrobes. These rooms are served by a modern family bathroom suite. The first floor also provides access to the second floor, where you will find the impressive principal bedroom.

The principal bedroom is a fantastic space and undoubtedly one of the highlights of the home. Generously proportioned and featuring two Velux windows, the room is filled with natural light and offers a real sense of privacy. The bedroom is further complemented by its own en-suite bathroom, creating a wonderful private retreat away from the rest of the accommodation.

Externally, the rear garden is a lovely private space and has been paved to provide a low-maintenance outdoor area. There is also gated rear access, adding further convenience and practicality.

- EPC Grade C
- Freehold
- Council Tax Band B







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

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Disclaimer

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