



Truro Drive, Sale, Cheshire, M33

Guide Price: £425,000

Freehold

Truro Drive, Sale, Cheshire, M33

A fantastic opportunity to purchase a THREE BEDROOM Semi Detached Home located on the popular Truro Drive. Truro Drive is perfectly located close to popular schooling, transport networks and within easy reach of both Sale Town Centre and Ashton Upon Mersey Village making this a fantastic family home. Whilst the property is well presented throughout there is huge scope to make this home your own with scope for extension (subject to planning).

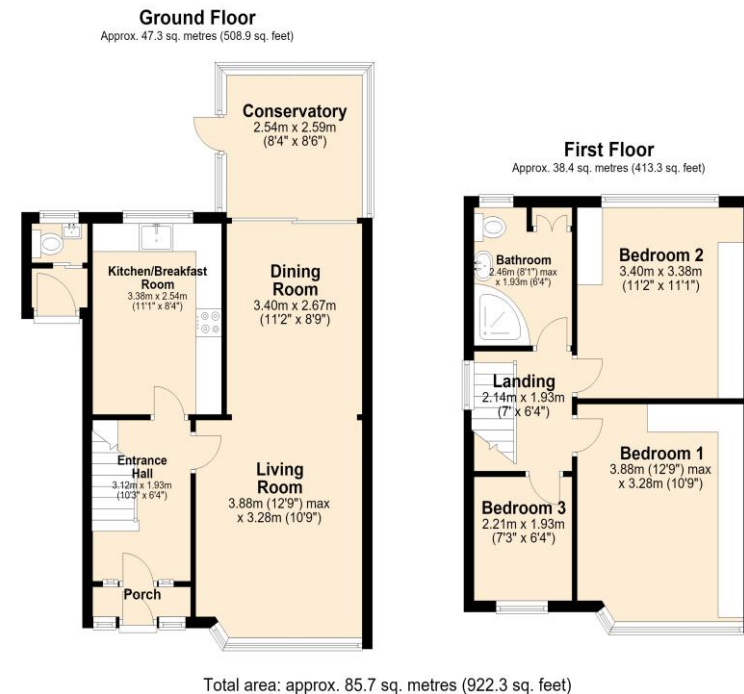
You approach the property via driveway which provides ample off road parking for several cars, a car port and well-manicured lawn to the front. You enter the property into a porch before you arrive in the bright and airy entrance hall. The living room is located to the front of the ground floor and is lit via a large bay window. Open to the dining area via an archway this space is perfect for the whole family. There are patio doors to the rear elevation which lead through to a conservatory whilst provides views over the beautiful garden.

The kitchen is fitted with a modern range of base and eye level units which offer under counter lighting, Silestone worksurfaces over and a range of integral appliances. There is a breakfast bar which creates a great space to enjoy a cup of tea. Completing the ground floor is a downstairs WC.

The first floor reveals a spacious landing with built in storage and THREE well-proportioned bedrooms. The main bedroom is located to the front and is fitted with a range of wardrobes and bedside tables which offer ambient lighting. The second bedroom is fitted with mirrored wardrobes and offers views over the rear garden. The third bedroom is currently set out as a child's bedroom but could also be used as a home office. A bathroom is fitted with a walk in shower, WC and wash hand basin.

Externally to the rear there is a stunning garden paved with Indian stone patio and pathways, lawned area with surrounding flower beds and raised flower beds with feature seating. There is also the added benefit of a detached garage which has power and light.

- EPC Grade C
- Freehold
- Council Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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.