



27 Brogden Grove, Sale, M33 7UG

£565,000

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# Jordan fishwick

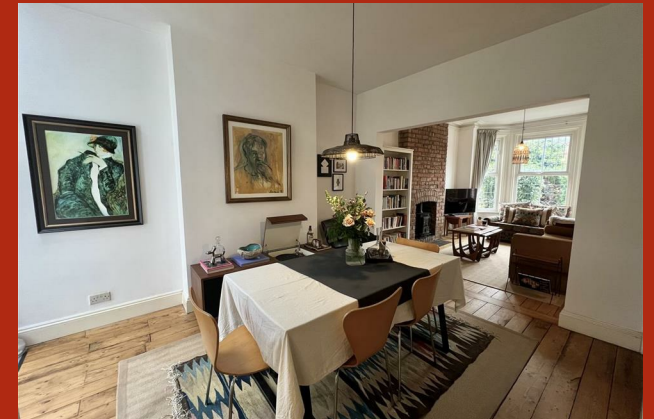
- Beautifully Presented Victorian End Terrace
- Converted Basement with Potential for Additional Bedroom
- Fantastic Location Close to Sale Town Centre
- Private Parking
- EPC Rating E
- Planning Permission for Single Storey Extension
- Contemporary Four Piece Bathroom
- Walking Distance to Brooklands Metrolink
- Council Tax Band C

Nestled in the charming area of Brogden Grove, Sale, this beautiful Victorian end terrace house offers a delightful blend of classic elegance and modern convenience. Spanning an impressive 1,330 square feet, the property boasts three spacious reception rooms, perfect for both entertaining guests and enjoying quiet family time.

The property is set in a fantastic location, within walking distance to Sale Town Centre and Brooklands, making it ideal for those who appreciate the vibrancy of community life while still enjoying the tranquility of a residential area. Benefitting from excellent transport links, such as Brooklands Metrolink and motorway access, and set within the catchment for superb local schools this property is perfect for families and those commuting to the Manchester City Centre and beyond.

The home features three well-proportioned bedrooms, providing ample space for a growing family or those seeking extra space. The basement adds an extra dimension to the living space, offering potential for a home office, playroom, or additional storage. With the potential to extend (planning approved for single storey extension), this home presents an exciting opportunity for buyers looking to personalise their living space further.

Externally, the property is set back with private parking and a tranquil courtyard to the rear.

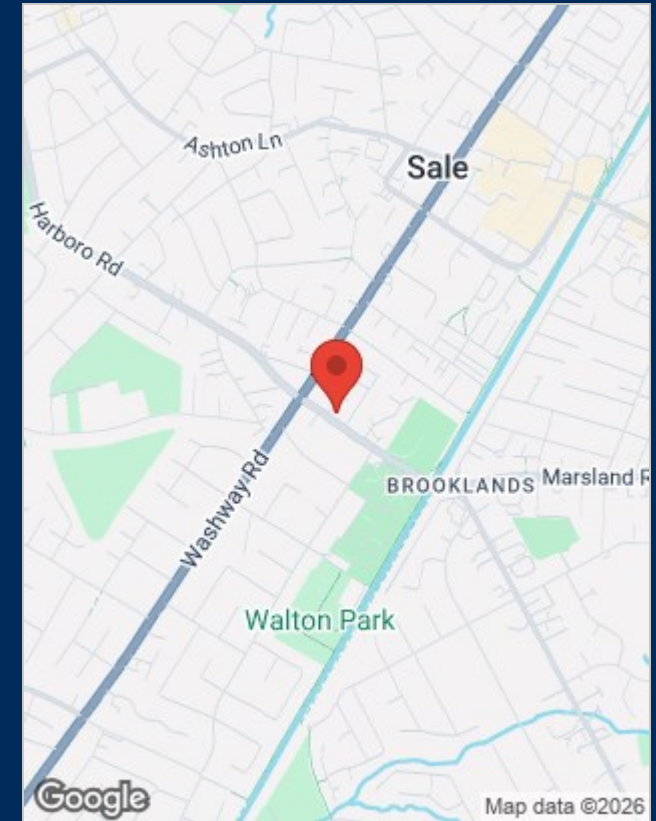




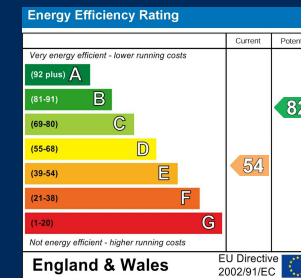
# Floor Plans



# Location Map



# Energy Performance Graph



# Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.