THE property MAN



Cranleigh Drive, Sale, Manchester, M33

£400,000

Freehold

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- Freehold
- EPC Grade C
  Council Tax Band C

NO ONWARD CHAIN This beautifully presented three-bedroom home offers spacious and well-proportioned accommodation throughout, making it an ideal purchase for families, first-time buyers and those looking to move into this highly desirable residential area. The property is conveniently positioned for access to Sale, Timperley and Altrincham, all of which offer an excellent selection of shops, restaurants, cafés and local amenities. Excellent transport links, including nearby motorway networks, provide convenient access to Manchester City Centre, Manchester Airport and the surrounding areas. Offered for sale with NO ONWARD CHAIN, this fantastic home is ready for its next owners to move straight into.

Occupying a generous plot, the property benefits from an extensive block-paved driveway to the front, providing ample off-road parking and continuing down the side of the house towards the detached garage. The attractive frontage and generous parking arrangements add to the overall appeal of this lovely family home.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway, with attractive wood-effect laminate flooring that continues seamlessly throughout the ground floor, creating a stylish and cohesive finish.

The kitchen is beautifully appointed with a contemporary range of light grey base and eye-level units, complemented by elegant quartz work surfaces and a selection of integrated appliances. A window overlooking the rear garden allows plenty of natural light to fill the space, while the thoughtful layout provides excellent storage and preparation areas. The kitchen opens into a spacious dining area, creating a wonderful setting for family meals and entertaining guests. A square bay with patio doors provides direct access to the rear garden, allowing the indoor and outdoor spaces to connect.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The two larger bedrooms are both excellent-sized doubles, each benefiting from useful storage space, while the third bedroom is a generous single, perfectly suited as a child's bedroom, nursery or home office. The family bathroom is fitted with a four-piece suite, providing both a separate bath and shower for added convenience. The landing also benefits from loft access via a drop-down ladder, providing valuable additional storage space.

Externally, the property continues to impress with its generous south-facing rear garden. The garden is mainly laid to lawn, with a paved patio area immediately to the rear of the property, ideal for outdoor dining and entertaining. A further patio area positioned towards the rear of the garden provides an additional seating space. Timber fencing encloses the garden, while the detached garage provides excellent additional storage or secure parking.



Total area: approx. 107.6 sq. metres (1158.2 sq. feet)



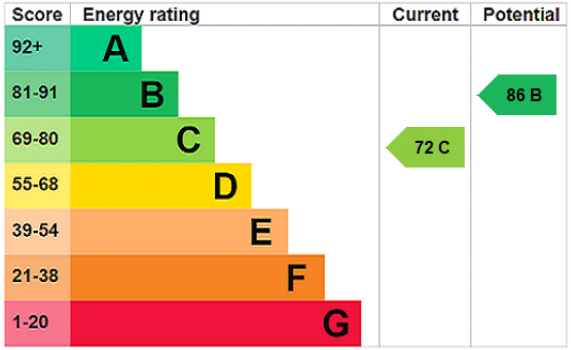












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Disclaimer
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