



Boundary Grove, Sale, Trafford, M33

Offers Over: £375,000

Freehold

Boundary Grove, Sale, Trafford, M33

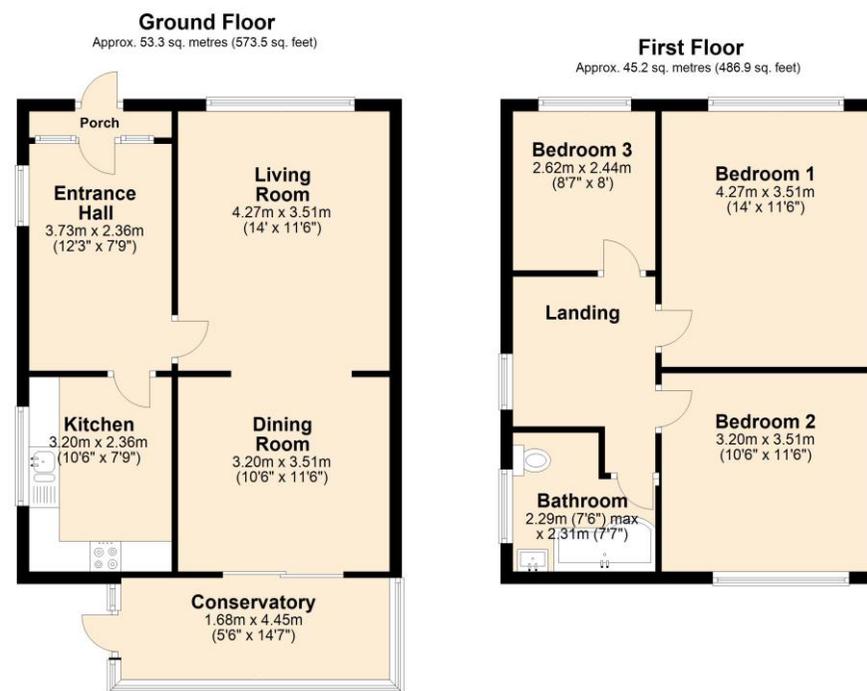
Boundary Grove is tucked away just off Sale Road within easy reach of fantastic amenities including access to motorway networks, Metrolink, access to Sale Town centre and within catchment of popular schooling. An ideal purchase for first time buyers, professionals or families alike.

The property is accessed via a driveway which provides off road parking and access to the properties garage. Internally the property is beautifully presented throughout and comprises a spacious entrance hall, a living room can be found to the front of the ground floor whilst to the rear there is a dining room which has been fitted with bespoke Bluebell furniture creating amazing storage solutions. The kitchen is fitted with a modern range of base and eye level units with roll top work surfaces and space for appliances. There is also the added benefit of a conservatory just off the dining room allowing for extra seating or storage.

The first floor reveals THREE spacious bedrooms, two of which have been furnished with Bluebell wardrobes and a modern fitted three piece bathroom. The landing provides access to the loft space which is boarded with a drop down ladder.

To the rear there is a good size private garden which is mainly laid to lawn with timber fence and hedged boundaries, there is a paved patio providing a great space for relaxing or entertaining. The garage has power and light and is currently used as a gym.

- Freehold
- EPC Grade E
- Council Tax Band C



Total area: approx. 98.5 sq. metres (1060.4 sq. feet)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	53
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.