



Dunollie Road, Sale, Trafford, M33

Guide Price: £425,000

Freehold

This attractive four bedroom period semi-detached property is situated in the highly sought after area of Sale Moor and offers an excellent opportunity for buyers looking to modernise and create a fantastic family home. Retaining many original character features throughout, the property combines generous living accommodation with plenty of potential.

To the front of the property is a small garden with gated side access leading to the rear. An original front door with beautiful stained glass panels opens into a welcoming entrance hallway, where stripped wooden flooring flows throughout much of the ground floor. A useful cloakroom cupboard provides additional storage, while a side window fills the hallway with an abundance of natural light.

Located to the front of the property, the spacious living room features an attractive fireplace with gas fire and a charming half bay window complete with original stained glass detailing, creating a bright and characterful reception space.

To the rear is a generous open-plan living, dining and kitchen area, ideal for family living and entertaining. The kitchen is fitted with a gas hob and dishwasher and offers space for other freestanding appliances, providing the perfect opportunity for a buyer to update to their own taste. Completing the ground floor is a convenient WC with space for both a washing machine and tumble dryer.

The property also benefits from a cellar, accessed via the entrance hallway. Offering a spacious cellar chamber, this versatile area provides excellent storage or has the potential to be converted, subject to the necessary permissions.

The first floor comprises three well-proportioned bedrooms and the family bathroom. A large landing window allows plenty of natural light to flood the first floor. The principal bedroom enjoys a square bay window, fitted furniture and useful understairs storage. Bedroom two overlooks the rear garden and is a generous double room with fitted furniture. Bedroom three is also a good-sized room, making it ideal as a child's bedroom, guest room or home office.

The family bathroom is fitted with a WC, wash hand basin and a full-sized bath with a shower over.

Occupying the second floor, the impressive loft room provides a spacious double bedroom with Velux windows, ample natural light and extensive storage, creating a superb principal suite or guest accommodation.

Externally, the rear garden offers a high degree of privacy and is beautifully established with a variety of mature plants and shrubs. A timber shed provides additional outdoor storage, making this a peaceful and attractive outdoor space to enjoy throughout the year.



- Freehold
- EPC TBC
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