



**Hartford Road, Sale, Trafford, M33**

**Guide Price: £385,000**

*Freehold*

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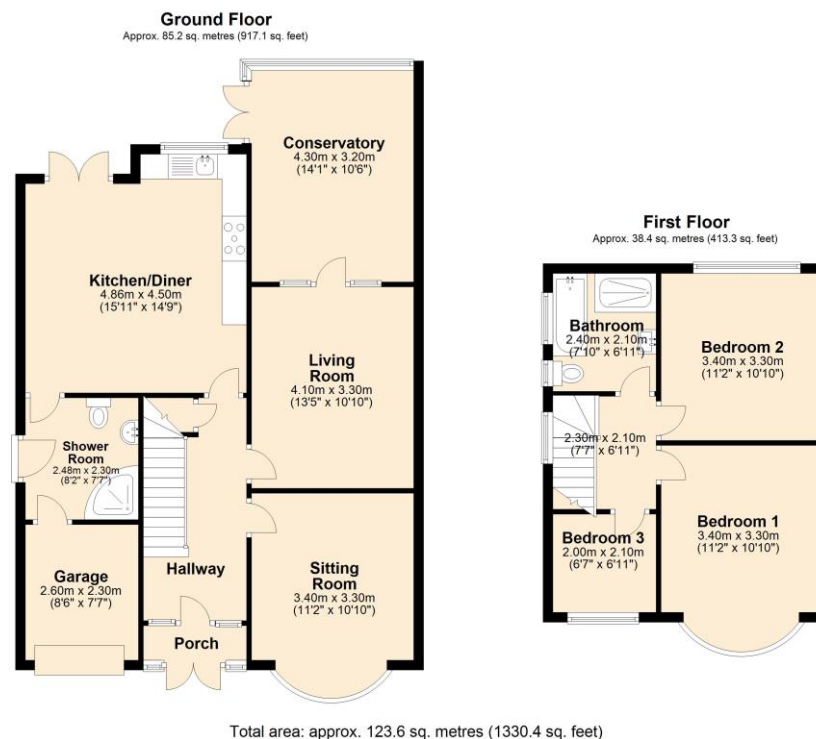
Located on a quiet cul-de-sac, this three-bedroom semi-detached home offers generous living space and a spacious rear garden, making it ideal for a growing family.

The property welcomes you with a storm porch leading into the entrance hallway, which includes under-stairs storage for added convenience. To the front, there is a bay-fronted sitting room featuring a charming fireplace, perfect for cosy evenings. To the rear, you will find a large living room that opens into a bright and airy conservatory, which in turn leads out to the rear garden through UPVC French doors, providing a seamless flow for indoor-outdoor living.

The kitchen has been extended to create a fantastic open-plan kitchen and dining area, ideal for family meals and entertaining, with French doors offering further access to the rear garden. A side hallway provides access to a downstairs WC and the garage, adding to the practicality of the home.

Upstairs, there are three well-proportioned bedrooms. Bedrooms One and Two benefit from fitted wardrobes, while Bedroom Three is a generously sized single room, suitable for a child's bedroom or a home office. To the rear of the property is a family bathroom, complete with a full-size bath, a large walk-in shower, hand basin and WC.

Additional features of this property include a double driveway to the front, a well-maintained rear garden with a patio area perfect for outdoor dining, UPVC double-glazed windows throughout, and a newly fitted boiler ensuring modern energy efficiency. This well-presented home combines comfort, space, and practicality, making it a must-see for families looking to settle in a peaceful and well-connected neighbourhood.



- Freehold
- EPC TBC
- Council Tax Band D





## The Property Man

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### Disclaimer

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