



Reading Drive, Sale, Trafford, M33

Guide Price: £650,000

Freehold

* Offered with NO ONWARD CHAIN *

Situated on the ever-popular Reading Drive in the heart of Sale, this attractive detached family home enjoys a beautiful residential setting and a prime location. Perfectly positioned within easy reach of highly regarded local schools, green open spaces, Ashton upon Mersey village and excellent motorway networks, the property offers both convenience and lifestyle appeal. Offered to the market with no onward chain, this is a fantastic opportunity for first time buyer, professional or growing families.

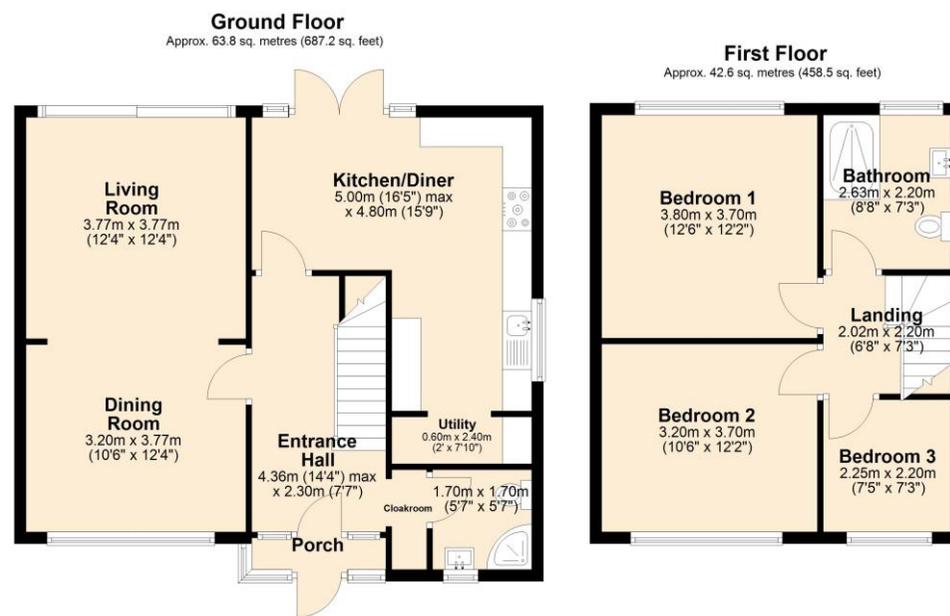
The property is approached via a driveway to the front, providing ample off-road parking. An entrance porch leads into a spacious and welcoming entrance hall, complete with useful storage cupboards. The former garage has been thoughtfully converted to create a fully tiled downstairs WC and shower room with walk-in shower, accessed via a small cloakroom area, offering practicality for modern family living.

To the left of the hallway is a bright and generously proportioned living room, featuring a large window to the front elevation that floods the space with natural light. The living room flows seamlessly into the dining room at the rear, where patio doors open out onto the garden and an inset gas fire creates a cosy focal point, making it ideal for entertaining or relaxing with family.

The dining kitchen, forming part of the garage conversion, provides a superb and versatile space fitted with a range of base and eye-level units, ample work surfaces and space for appliances, as well as room for a dining table and chairs. French doors open onto the garden and a skylight enhances the light-filled feel of the room. A separate utility room offers additional storage and space for a washer and dryer.

To the first floor there are three well-proportioned bedrooms, each offering comfortable accommodation. The main bedroom is positioned to the rear and enjoys pleasant views over the garden. The family bathroom is fitted with a walk-in shower, WC and wash hand basin, presented in a clean and modern style.

Externally, the property benefits from a private and enclosed rear garden, mainly laid to lawn and bordered by mature shrubs and trees, creating a peaceful outdoor retreat. A paved patio area provides the perfect space for outdoor dining and summer entertaining.



Total area: approx. 106.4 sq. metres (1145.7 sq. feet)

- Freehold
- EPC D
- Council Tax E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.