



Clarendon Road, Sale, Cheshire, M33

Guide Price: £250,000

Leasehold

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This beautifully presented first-floor two double bedroom maisonette offers spacious, light-filled accommodation throughout and benefits from its own private entrance, creating a real sense of independence and privacy more commonly associated with a house than an apartment.

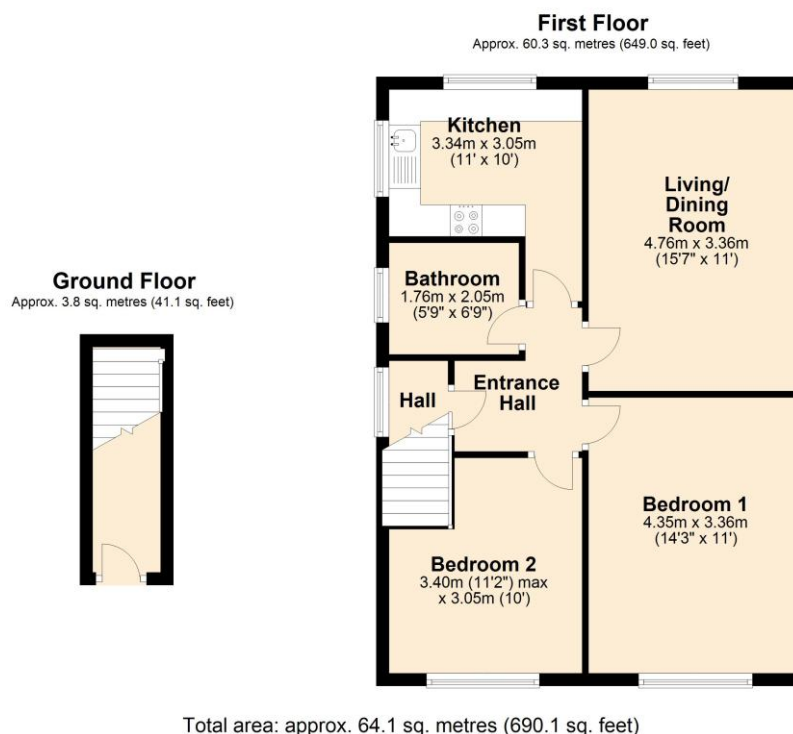
Upon entering, you are welcomed by a generous entrance hall with ample space for coats and storage, leading to an impressive living and dining room. This exceptional reception space is flooded with natural light from a large picture window overlooking the communal grounds, providing the perfect setting for both relaxing and entertaining.

The modern fitted kitchen has been thoughtfully designed with a range of integrated and freestanding appliances, complemented by worktop space and contemporary cabinetry.

The property boasts two well-proportioned double bedrooms, each offering excellent floor space and versatility for a variety of lifestyle needs, whether as comfortable sleeping accommodation, a guest room, or a home office setup. Completing the accommodation is a newly refurbished contemporary bathroom, finished to a high standard with modern fittings.

Externally, the property continues to impress. To the front, there is a private garden area along with convenient parking access, while to the rear a garage provides valuable additional storage or secure parking.

Ideally located on Clarendon Road, the property enjoys a highly convenient position close to the amenities of Sale Moor Village, with a fantastic selection of shops, cafés, restaurants, and everyday conveniences nearby. Excellent transport links are within easy reach, including motorway networks, Sale Town Centre, and the Metrolink, making commuting straightforward. The property is also just a short stroll from the beautiful Worthington Park, offering attractive green space and riverside walks right on the doorstep.



- EPC Grade D
- Leasehold
- 999 years from 1 November 1967
- Ground Rent/ Rent Charge: £5pa
- Council Tax Band B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

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.