



10 Welldale Mews  
Sale, M33 2NS  
Open To Offers £400,000

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## 10 Welldale Mews, Sale, M33 2NS

Welcome to this charming house located in the desirable Welldale Mews, Sale. This modern property, built in 2005, offers a spacious living environment with a total area of 1,184 square feet. This property would benefit from modernisation, particularly the kitchen and bathrooms offering excellent potential for improvement.

As you enter, you are greeted by a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings with family. The house boasts four generously sized bedrooms, providing ample space for a growing family or the flexibility to create a home office or guest room.

The layout of the property is designed to maximise comfort and functionality, making it an ideal choice for those seeking a contemporary home in a friendly neighbourhood. The location in Sale offers convenient access to local amenities, schools, and transport links, ensuring that everything you need is within easy reach.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the benefits of modern living. Don't miss the chance to make this lovely house your new home.

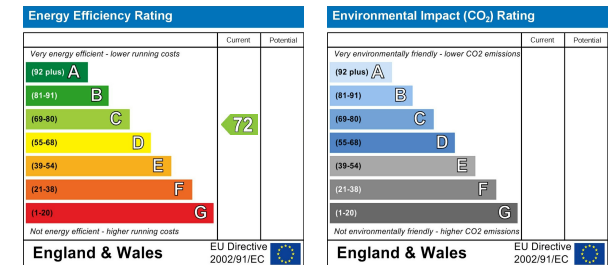


## Area Map



## Floor Plan

## Energy Efficiency Graph



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