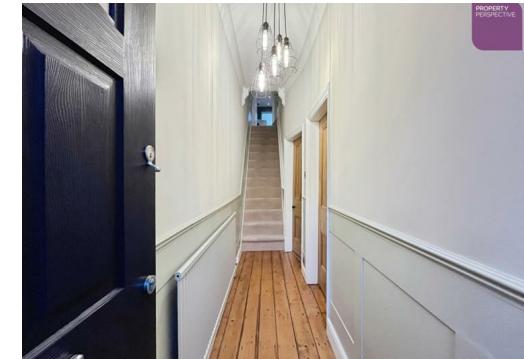




Marsland Road, Sale, M33 3HQ

£575,000

Stunning Bay-Fronted Period Home With Converted Basement, Loft Extension And 80ft Rear Garden.



28 Marsland Road, Sale, M33 3HQ

Located on the ever-popular Marsland Road in Sale, this property enjoys a prime position within one of Trafford's most sought-after residential areas. Sale is renowned for its excellent schools, strong community feel and a wide range of independent shops, cafés, bars and restaurants, particularly around Sale town centre and Stanley Square. For commuters, Sale Metrolink station provides direct access into Manchester city centre, while the M60 and M56 motorway networks are easily accessible for travel across Greater Manchester and beyond. The area is also rich in green spaces, with Worthington Park, Sale Water Park and the Bridgewater Canal all nearby, offering a fantastic balance of suburban living and outdoor lifestyle.

This stunning end-of-terrace bay-fronted period home has been extensively improved, including a converted lower level and an extended loft, and is presented in excellent condition throughout. The ground floor comprises a spacious living room, a separate dining room, and a stylish kitchen, with stairs from the dining room leading down to the converted basement. The lower level offers a superb media room, which could also be used as an additional bedroom, alongside a utility room with WC. To the first floor are two generous double bedrooms and a particularly spacious family bathroom featuring a four-piece suite. The second floor completes the accommodation with a converted loft providing a further bedroom and en suite shower room. Externally, the rear garden is a standout feature, extending to over 80 feet in length and laid to patio and lawn, while to the front of the property is a driveway providing off-road parking.

Front Of Property

Driveway to side, access to garden via gate.

GROUND FLOOR

Entrance Hallway

Living Room 14'4" x 11'1" (4.39m x 3.38m)

Stripped wood flooring, bay window to front, feature fireplace, painted walls, radiator.

Dining Room 14'6" x 11'8" (4.42 x 3.56m)

Karndean flooring, built in storage, window to rear, radiator, access to basement.

Kitchen 14'0" x 10'6" (4.27m x 3.21m)

Karndean flooring, integrated oven,

microwave, Quooker tap, induction hob, dishwasher NEFF, door to garden, window to side and rear, wall mounted and base units.

LOWER LEVEL

Media Room 14'6" x 11'3" (4.44m x 3.45m)

Window to rear, carpet, painted walls, radiator.

Utility Room 15'3" x 10'9" (4.67m x 3.28m)

Window to front, Karndean flooring, base and wall mounted units, boiler, space for washing machine and tumble dryer.

Cloaks/WC

Karndean flooring, toilet, sink, heated towel rail.

FIRST FLOOR

Landing

Bedroom 14'9" x 11'9" (4.5m x 3.6m)

Front facing, carpet, window to front, painted walls, feature fireplace.

Bedroom 12'11" x 9'6" (3.94m x 2.92m)

Rear facing, carpet, painted walls, radiator, window to rear.

Bathroom 14'0" x 10'6" (4.27m x 3.21m)

Window to rear and side, stand alone bath, walk in shower, toilet, two sinks, tiled and painted walls, two wall mounted mirrors, radiator, lino floor.

SECOND FLOOR

Bedroom 18'6" x 10'9" (5.66m x 3.28m)

Skylight to front, window to rear, carpet, painted walls, radiator, eaves storage.

En Suite

Walk in shower, toilet, sink, skylight, painted and tiled walls, lino floor, radiator.

Rear Garden

Patio, lawn, side gate, wooden hedge, fence and brick wall borders, shed at rear, tap, power socket.





