

4 Wolseley Road, Sale M33 7AT

£275,000

Trading Places (Sale) are pleased to present this spacious \*\*TWO BED EXTENDED MID TERRACED PROPERTY\*\* to the sales market. Offering substantial accommodation this property is an ideal property for a First Time Buyer, looking to buy their first home and get on the property ladder. Situated just off Dane Road in Sale and within a short walk of the Dane Road Metrolink Station provides a great spot for commuters traveling into Manchester City Centre and or in and around the greater Manchester Area. The M60 motorway connection is 5 minutes away. Briefly the property comprises, to the ground floor, entrance hallway, lounge to the front and dining room to the rear, fitted kitchen, and to the first floor there are TWO DOUBLE BEDROOMS and family bathroom. There is scope to extend to the rear (subject to the usual planning consents). The property benefits from a lovely well presented fully enclosed rear garden. \*\*VIEWINGS PLANNED

# Measurements

## GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

DINING ROOM

KITCHEN

## FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

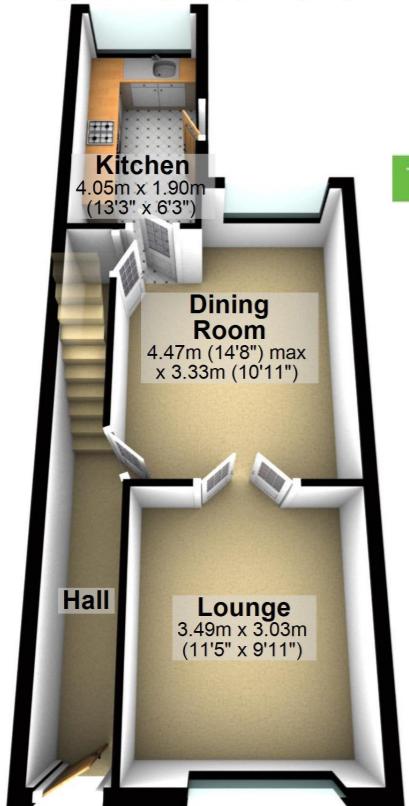
BATHROOM

EXTERNAL

## Floor plan

### Ground Floor

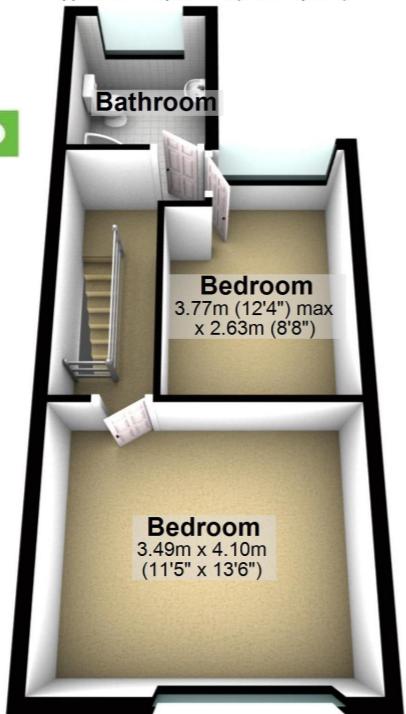
Approx. 39.6 sq. metres (426.2 sq. feet)



TRADING PLACES

### First Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



Total area: approx. 75.0 sq. metres (806.8 sq. feet)

