



35 Wolseley Road

Sale

£280,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



35 Wolseley Road

Sale

An attractive two bedroom terraced home, offering HUGE POTENTIAL, and an exciting opportunity to modernise and improve, being generously extended with 845 sqft of accommodation, boasting open plan living, set on a much sought-after location close to Sale, key transport links including Dane Road metrolink, and popular schools. NO CHAIN.

Council Tax band: B

Tenure: Freehold

- Two Double Bedroom Terraced
- In Need of Modernisation
- Available with No Onward Chain
- Open Plan Living and Dining Area
- Within Convenient Reach of Dane Road Metrolink and Motorway Networks



35 Wolseley Road

Sale

This well sized and extended two bedroom terraced house offers spacious and versatile accommodation throughout, providing an excellent opportunity for those seeking a home to modernise and personalise to their own taste.

The ground floor features two generous open plan reception rooms, both enjoying ample natural light and flexible layouts that can accommodate a range of living and dining arrangements, making them perfect for both entertaining and every-day family life.

The large kitchen, positioned to the rear of the property, offers substantial workspace and storage, with exciting potential to enhance.

Upstairs, there are two well sized double bedrooms, each offering plenty of room.

The bathroom is notably generous in size, providing a rare opportunity to reimagine and upgrade this space into a luxurious and comfortable suite.





35 Wolseley Road

Sale

The property is in need of modernisation throughout, allowing buyers to add their own stamp and create a bespoke home.

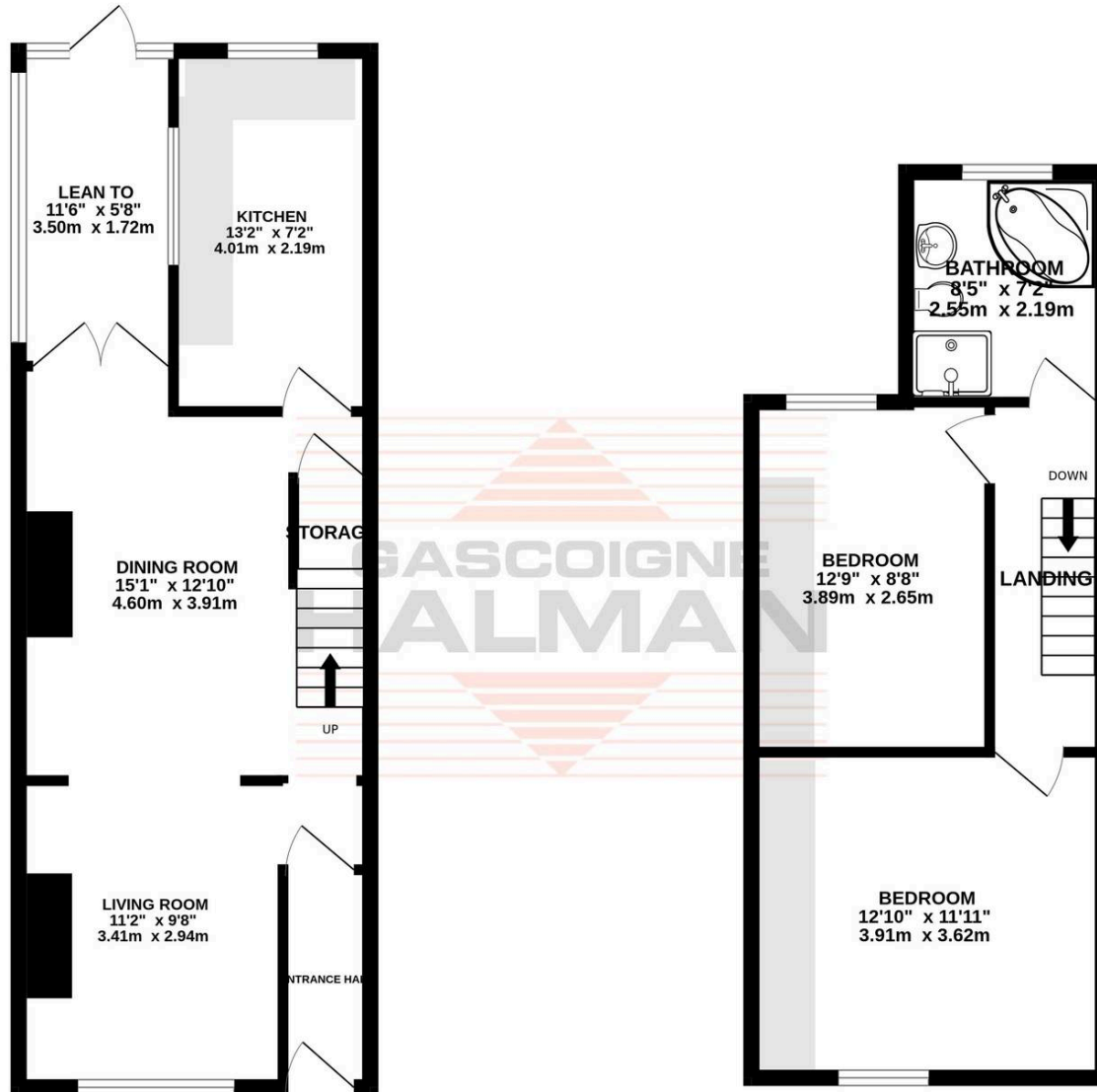
Set in a popular and convenient position close to Sale, the property benefits from excellent access to key transport links including Dane Road metrolink, making commuting to Manchester and surrounding areas straightforward and efficient. Highly regarded local schools are within easy reach, making this an appealing choice for families, while a range of useful amenities including shops, cafes and leisure facilities are also close by, ensuring day to day needs are well catered for.

This is a fantastic opportunity to acquire a home with significant potential in a sought after location, offering well proportioned and extended accommodation that can be adapted to suit a variety of lifestyles.



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



THE AREA'S LEADING ESTATE AGENCY