



65 South Grove

Sale

Offers Over **£400,000**

**GASCOIGNE
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THE AREA'S LEADING ESTATE AGENCY



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Sale

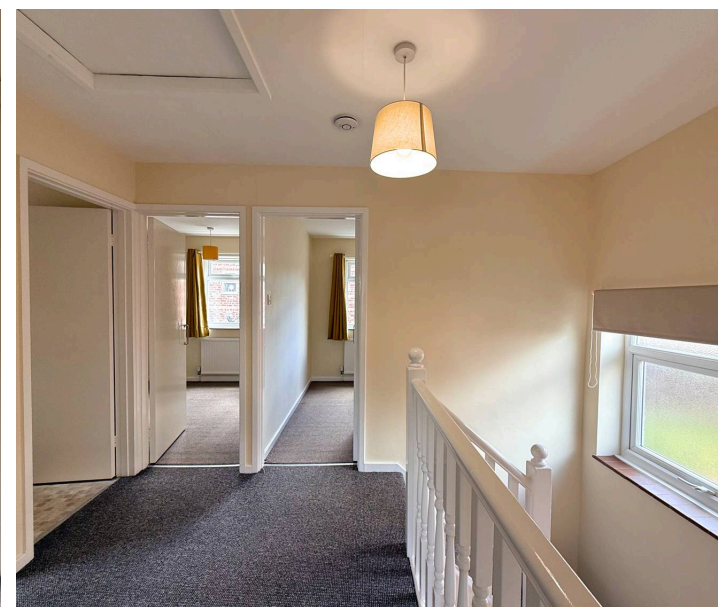
Modern detached house with three bright bedrooms, open-plan living, stylish kitchen, separate bath and toilet, radiator heating, and a large low-maintenance garden with patio - ideal for families. Available with no onward chain.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Low-maintenance private garden
- Open plan living area
- Modern kitchen units with integrated appliances
- Abundant natural light throughout
- Separate wc and bathroom
- Neutral decor for easy personalisation
- Available with no onward chain
- Three bedrooms

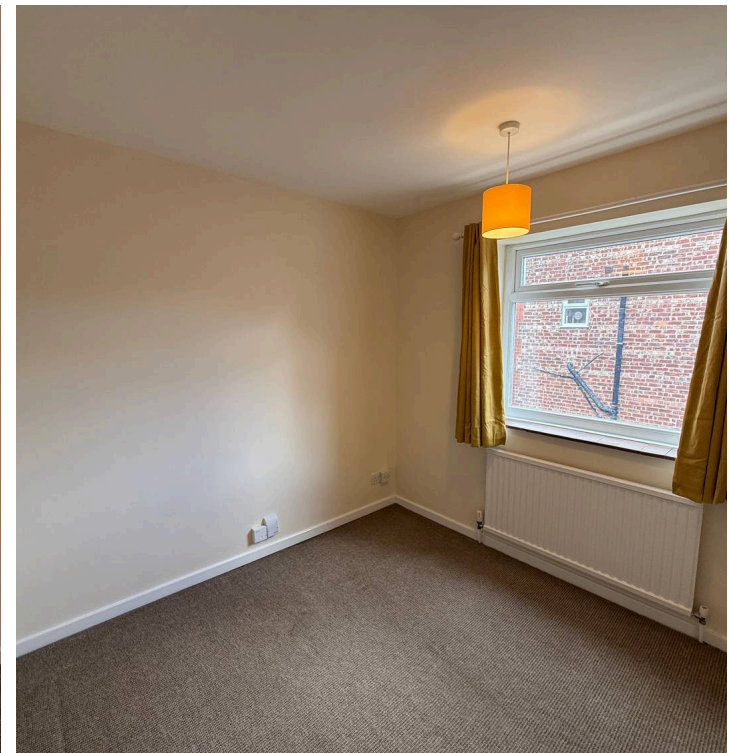


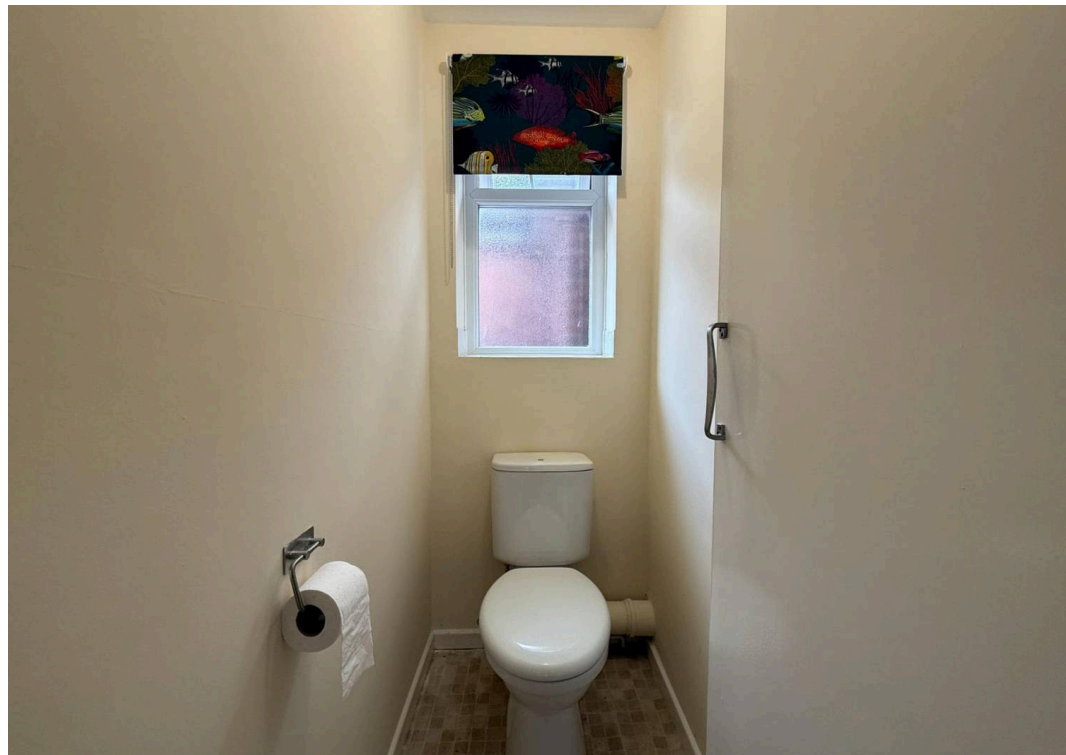
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This impressive detached house offers an exceptional blend of modern style, flexible living, and abundant natural light throughout. The home features three well-proportioned bedrooms, each boasting large windows that flood the rooms with sunlight, complemented by neutral decor and warm carpeted flooring - creating welcoming spaces ready for personalisation. The ground floor showcases an open-plan living area, beautifully enhanced by polished wooden flooring and decorative lighting fixtures. Glass panel doors facilitate a seamless flow between the living space and into the adjacent kitchen, which is fitted with sleek wooden units, integrated appliances including an oven and washing machine, and ample countertop space. The kitchen benefits from both natural light and a frosted glass door, ensuring privacy while maintaining a bright, airy atmosphere.

The bathroom layout has been thoughtfully designed to maximise convenience and privacy, featuring separate rooms for the toilet and bath. The main bathroom is fitted with contemporary fixtures, a sleek white bath-tub, and a modern showerhead, all illuminated by natural light from a large frosted window. Throughout the home, radiator heating ensures comfort in every season, while the entrance welcomes you with its neutral tones, and elegant modern lighting.





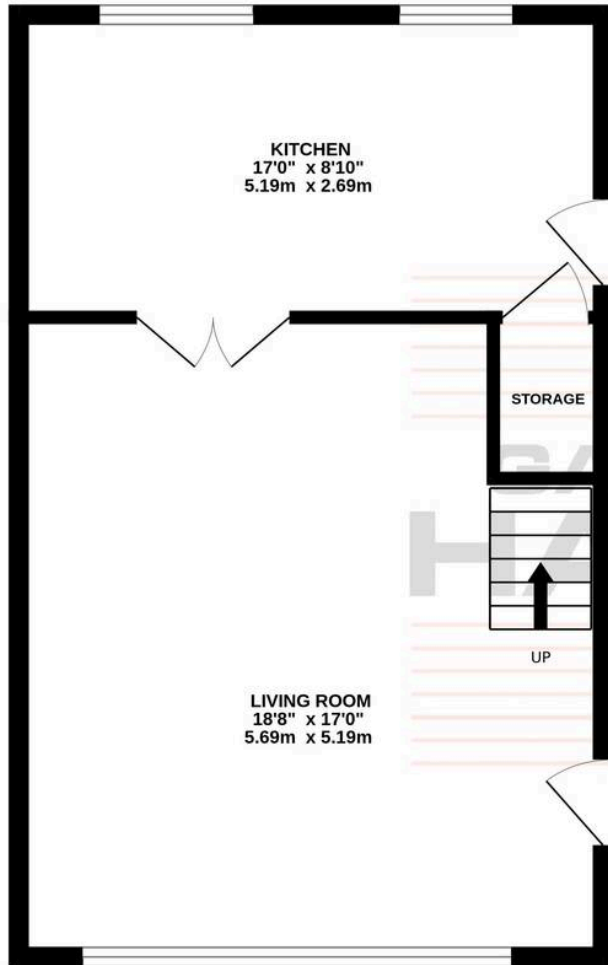
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One of the standout features of this property is its extensive outdoor space, perfect for families or those who enjoy entertaining. The low-maintenance garden boasts a spacious paved patio area with mature shrubs, decorative trees, and privacy fencing, creating an inviting oasis for outdoor dining, relaxation, or gatherings. The brick wall boundary and classic brick exterior add a touch of timeless charm, while the well-designed patio offers versatile options for seating and leisure. With a layout that supports both comfortable family living and stylish entertaining, this detached house is ready to become a cherished home, offering a harmonious blend of modern convenience, flexible spaces, and delightful outdoor areas that will appeal to discerning buyers seeking a move-in-ready property.

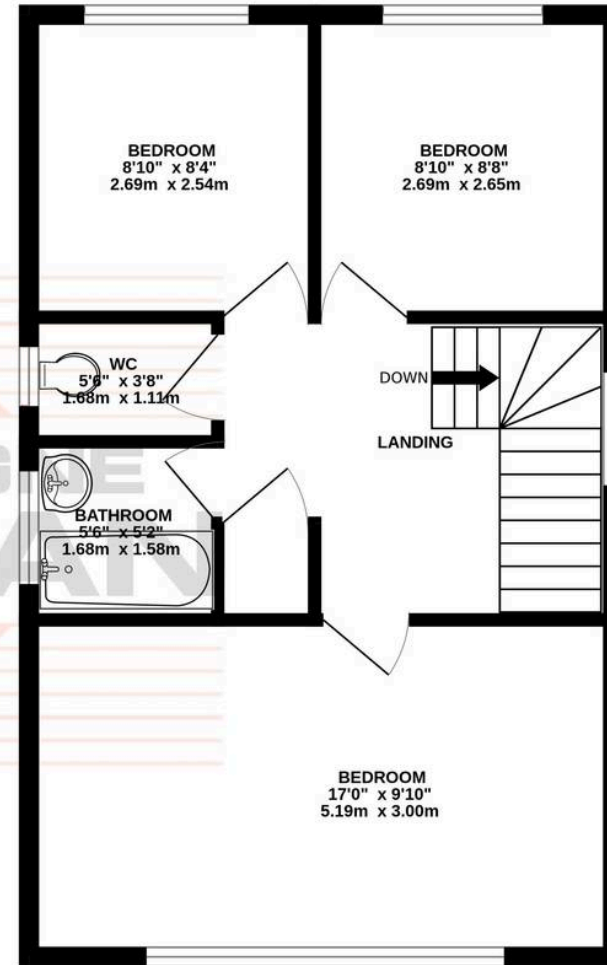
The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 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.
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