



6 Pickmere Close

Sale

Guide Price £300,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



6 Pickmere Close

Sale

Three-bedroom terraced house with modern kitchen, spacious reception, family bathroom, large rear garden, and double glazing. Ideal for families or professionals seeking comfort and style.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Large rear garden
- Three bedrooms
- Living room and separate dining kitchen area
- Available with no onward chain
- Within convenient reach of Sale Moor Village and transport links



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This three-bedroom terraced house offers an inviting blend of modern comfort and classic charm, perfect for families or professionals seeking a well-presented home. The property's attractive brick exterior is complemented by a small front garden, creating a welcoming approach and enhancing its kerb appeal. Step through the white front door into a spacious layout that includes a bright kitchen equipped with modern units, an integrated oven and gas hob, and ample counter space, all illuminated by large windows that flood the area with natural light, as well as a dining area and separate space that could be used as a utility room.

The spacious reception room is anchored by a charming fireplace and features plush carpeted flooring and neutral décor offering flexibility for both relaxation and entertaining. Upstairs, three well-proportioned bedrooms each benefit from large windows, carpet flooring, and a soft, neutral palette, providing comfortable retreats for every member of the household. The family bathroom is finished with contemporary tiled walls, a spacious bath, and a pedestal sink, complemented by a separate toilet for added convenience and privacy.





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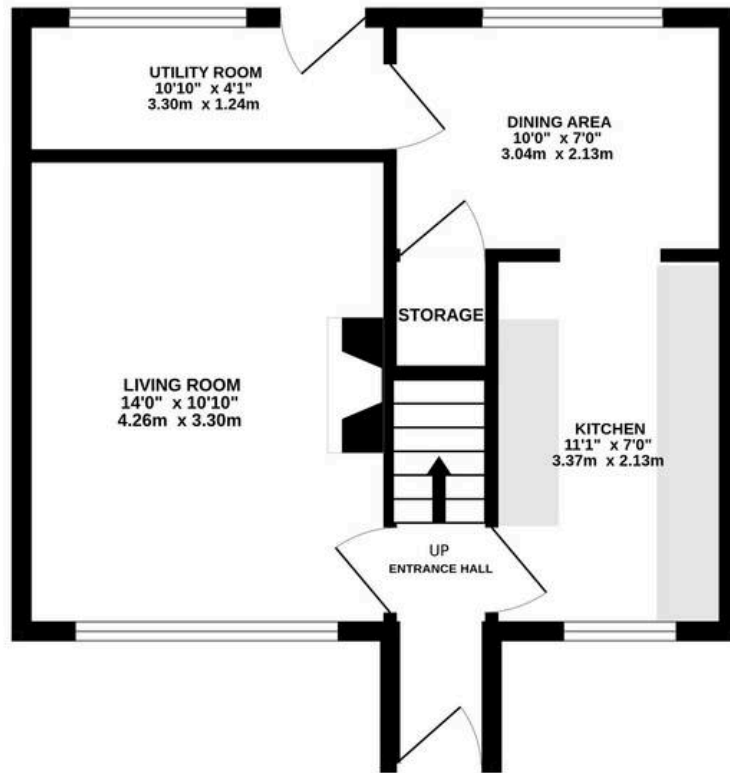
Sale

One of the standout features of this home is its expansive rear garden, which provides a secure, fenced environment ideal for children, pets, or alfresco entertaining. The well-maintained lawn is bordered by mature trees, while the paved patio area is perfect for outdoor dining or summer gatherings.

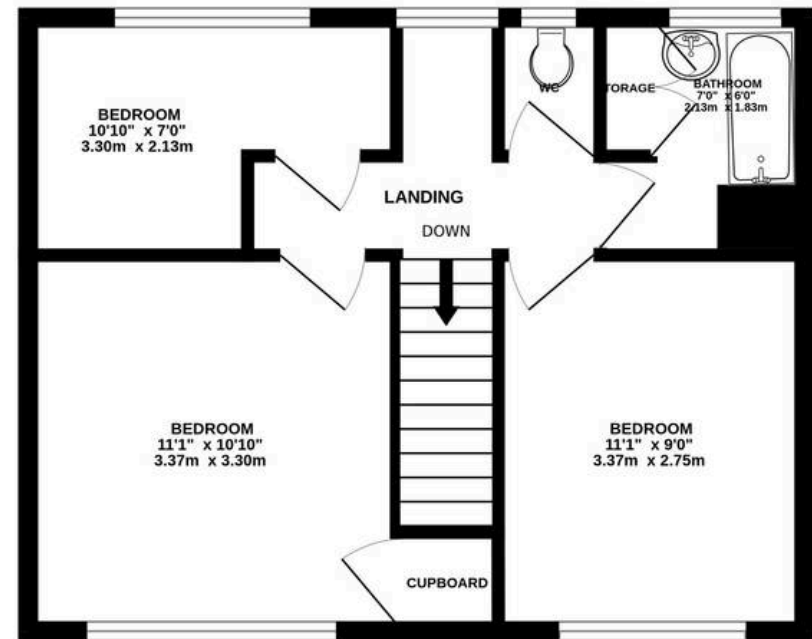
Throughout the home, double-glazed windows ensure energy efficiency and peace and quiet, while radiator heating guarantees year-round comfort. The combination of indoor and outdoor living spaces, modern kitchen and bathroom fittings, and thoughtful design make this terraced house a truly exceptional opportunity for its next owners.



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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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