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# 30 Raglan Road, Sale, M33 4AG

NO CHAIN! Impressive four bedroom semi-detached family home located in an idyllic setting next to Walton Park, close to good schools and near to Brooklands Metrolink. This property boasts a generous South facing garden with various flowers and shrubbery and is complete with patio area and detached garage.

With scope for further development to the side and rear, this family home offers spacious accommodation comprising; porch, entrance hallway, downstairs WC, lounge, open plan kitchen/ sitting / dining room to the rear with patio doors leading onto the garden. To the first floor there are four well proportioned bedrooms and a stylish family bathroom. To the front there is a large driveway with ample space for parking, continuing down the side of the property to the gated rear garden and detached garage. The property is warmed by gas central heating (boiler 1 year old) and benefit from new consumer unit. CALL NOW TO VIEW!

Freehold. EPC Rating D. Council Tax Band D.

## £600,000 Offers Over

### Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

#### Porch

Accessed via UPVC door with glazed inserts.

#### Hallway

Accessed via UPVC door with glazed inserts. Herringbone wood flooring, radiator, ceiling light point and window to side aspect. Fitted with new alarm.

#### Downstairs WC

Understair WC with window to side aspect.

#### Lounge

Spacious reception room with UPVC bay window to the front aspect, carpeted flooring, radiator and ceiling light point. Gas fire is the focal point of the room.

#### Kitchen

Open plan kitchen/sitting/ dining room to the rear of the house. Kitchen fitted with breakfast bar and a range of wall and base level units incorporating sink, integrated double oven, electric hob, extractor hood, dishwasher and freestanding American fridge freezer. Space and plumbing for undercounter washing machines. Wall mounted Worcester combi boiler fitted 2023. Window to side and rear aspect and side door or access to the garden.

#### Sitting Room

Sitting room, open plan to kitchen and conservatory, benefitting from log burner. Ceiling and wall light point.

#### Dining Room

The conservatory extension is currently used as a dining room. Tiled flooring with underfloor heating and patio doors onto the garden.

#### FIRST FLOOR

Carpeted stair case to;

#### Bedroom One

Double bedroom benefitting from fitted wardrobes. Window to rear aspect. Carpeted flooring, ceiling light point and radiator.

#### Bedroom Two

Double bedroom benefitting from fitted wardrobes. Bay window to front aspect with fitted storage under. Laminate flooring, ceiling light point and radiator.

### Bedroom Three

Double bedroom with window to rear aspect. Carpeted flooring, ceiling light point and radiator.

### Bedroom Four

Bedroom benefiting from fitted cupboard over stairs. Window to front aspect. Carpeted flooring, ceiling light point and radiator.

### Bathroom

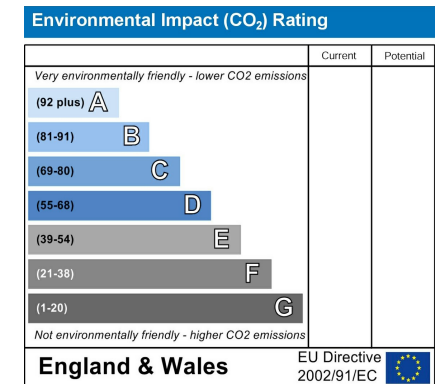
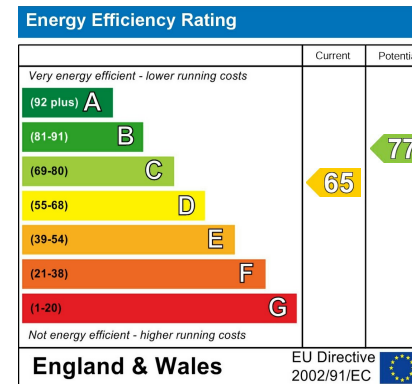
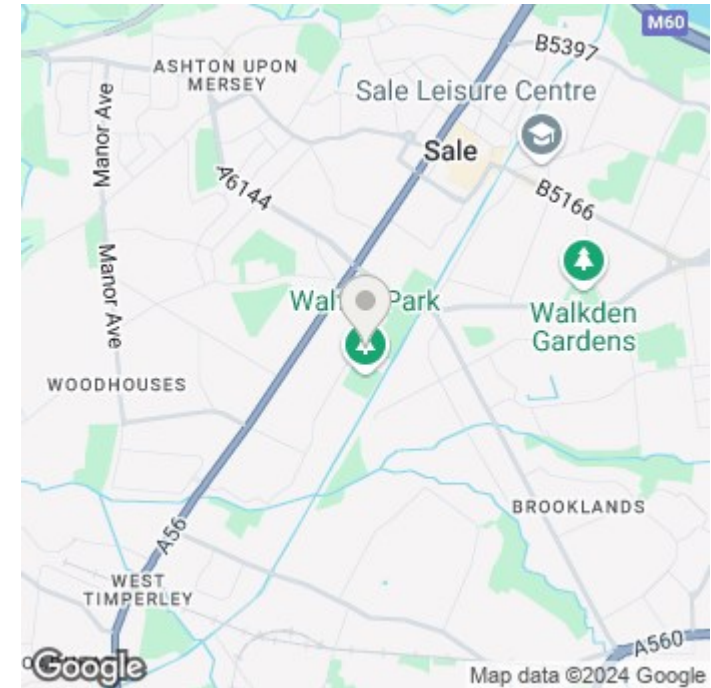
Stylish tiled bathroom fitted with low level WC, bath with shower over, black wall hung hand wash basin with vanity drawer, modern black towel rail and wall hung storage unit. Obscured windows to the side aspect.

### Loft

Boarded with pull down ladder.

### Externally

To the front of the property there is a large block paved driveway offering ample parking and EV charging point, the drive leads up the side of the property with gated access to the rear garden where the detached garage is located. The rear garden enjoys a sunny, south facing aspect and comprises flag stone patio seating areas, lawned area and planted borders, enclosed with timber fencing.

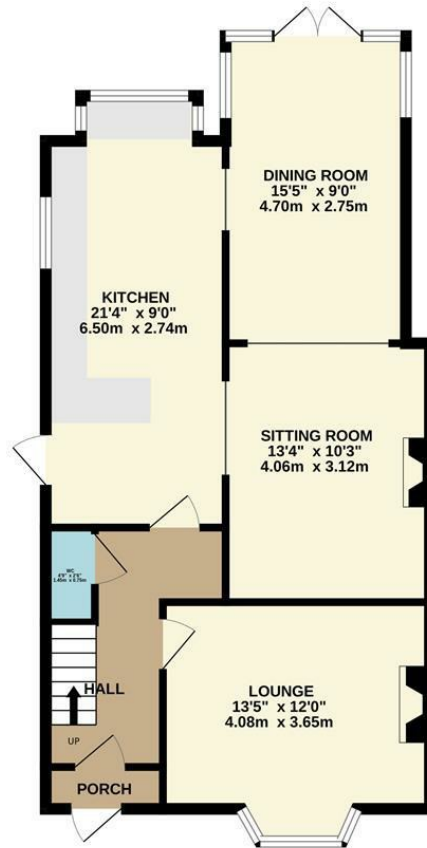




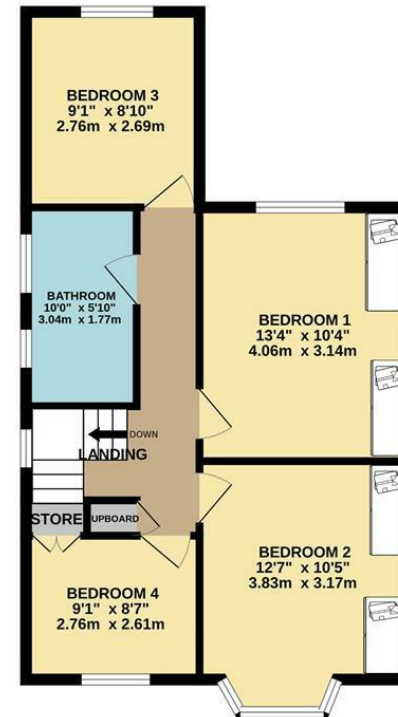




GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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