



Cranford Avenue
Sale
M33 2AU

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

20 Cranford Avenue
Sale
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Offers In Excess Of
£400 000

NO ONGOING VENDOR CHAIN A spacious three bedroom terraced property located in a sought after and most convenient location. Excellent standard of presentation throughout. Two separate reception rooms, downstairs WC, Fitted kitchen and Conservatory/Garden room. Well appointed bathroom. Off road parking to the front. Delightful, enclosed rear garden with artificial grass. Walking distance to Dane Road Metrolink Station. Within easy reach of all the facilities available within Sale Town Centre. Must be viewed to be appreciated. Freehold. Approx 1058 sq ft. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a radiator and stairs leading off to the first floor rooms. Laminate flooring.

Lounge

With a bay window to the front. Radiator. Feature fireplace with surround.

Dining Room

With a double glazed window to the rear elevation. Laminate flooring. Radiator. Door to:

Kitchen

With an excellent range of fitted base and wall cupboard units and working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Electric hob and oven with an extractor above. Tiled splashbacks. Spotlighting. Integrated fridge/freezer. Plumbing for a washer and dryer. Double glazed windows to the side elevation. Pantry/storage off under the stairs.

Garden Room/Conservatory

Of part brick construction with double glazed units and double glazed doors leading out to the rear garden. Radiator. Door off to:

Downstairs WC

With a low level WC and wash hand basin.

TO THE FIRST FLOOR

Landing

With a loft access point. Loft space boarded for storage.

Bedroom (1)

With two double glazed windows to the front elevation. Radiator. Mirror fronted wardrobes to remain.

Bedroom (2)

With a double glazed window to the rear elevation. Radiator.

Bedroom (3)

With a double glazed window to the rear. Radiator.

Bathroom

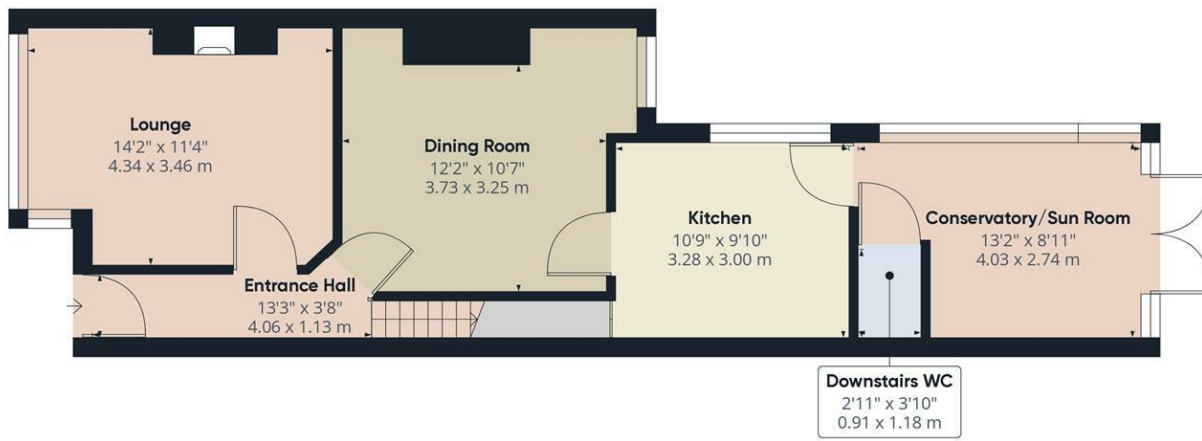
With a 'P' shaped sunken bath, wash hand basin with storage below and low level WC. Shower over the bath with an anti splash screen fitted. Double glazed window to the side. Chrome ladder radiator. Tiled flooring and walls.

Outside

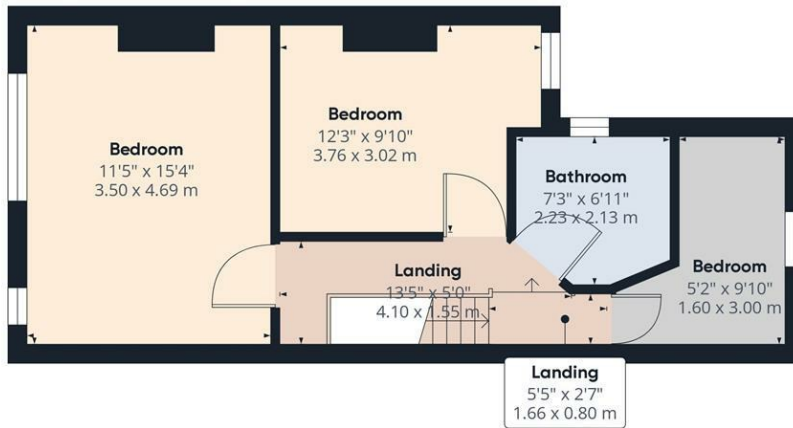
To the front of the property is an off road parking facility on a block paved driveway.

To the rear is a superb enclosed garden with patio area and artificial grass. Rear access gate.





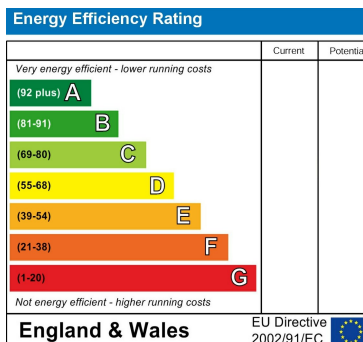
Approximate total area⁽¹⁾
1058.28 ft²
98.32 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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