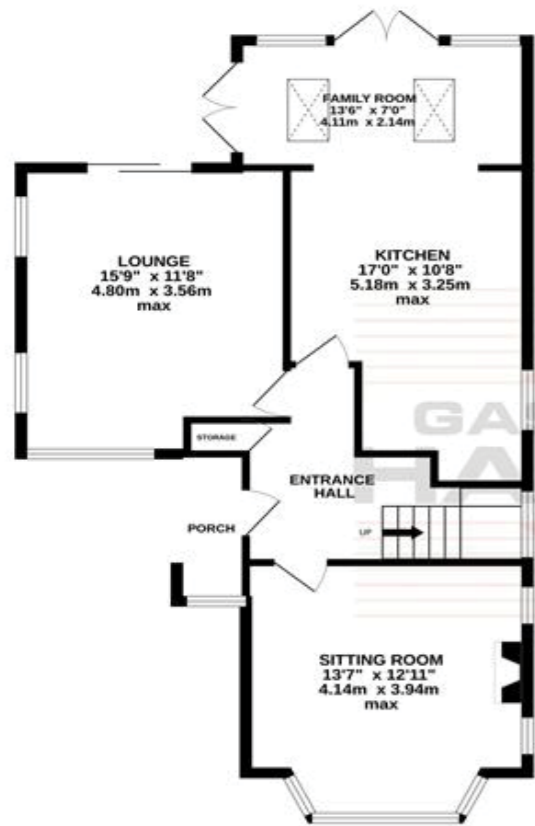


2 SELWORTH AVENUE

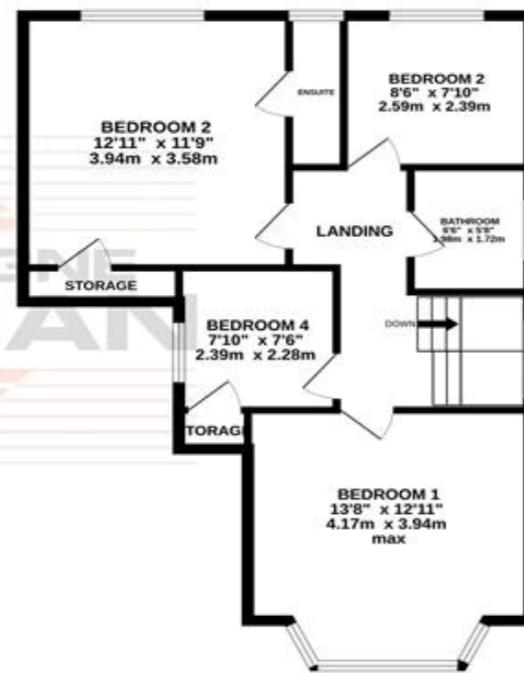
Sale

£675,000

GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 1412 sq.ft. (131.2 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 misstatement. 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 listed and no guarantee as to their operability or efficiency can be given.
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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

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gascoignehalman.co.uk



GASCOIGNE HALMAN

Set within an idyllic enveloping plot, an attractive double-fronted detached period residence, enjoying an extended dining kitchen, two reception rooms and four bedrooms, located in a charming cul-de-sac position within easy reach of Sale, sought-after schools and key transport links.

- Attractive Bay Fronted Detached Residence
- Boasting Two Spacious Reception Rooms
- Extended & Refitted Dining Kitchen

- Four Bedrooms & Two Modern Bath/Shower Rooms
- Set Within A Tucked Away Cul-De-Sac Close To Sale, Popular Schools & Key Transport Links
- Mature Enveloping Plot With Gardens To Three Sides

£675,000

2 SELWORTH AVENUE

Sale



Having been lovingly enhanced, well maintained and attractively appointed by the current owners for over two decades, a fine example of a detached period house, with generous accommodation throughout and a wealth of period features, whilst occupying a well sized corner plot. Dating back to 1930, and interestingly being the only house in the close until 1933, the home enjoys a pleasant walled and hedged frontage with charming walkway approach and bay-fronted elevations. The attractive home begins with a convenient storm porch with stained glass window, a welcoming entrance hall and useful storage cupboard.

To the front is a generous bay fronted dining room complete with original feature fireplace and enchanting twin peaked windows. There is a separate living room with feature fireplace and boasting a plethora of natural light with twin doors to the garden, and an attractive extended and refitted dining kitchen with a range of base and wall units, granite work surfaces, and a versatile seating area with twin doors to the garden. To the first floor, off the spacious landing complete with an impressive large leaded feature window, are four bedrooms, with bedroom one enjoying bay-frontage and decorative fireplace, and bedroom two well sized and with a modern ensuite shower room. There is also a modern refitted family bathroom and two further bedrooms

Externally the home enjoys open space on three sides, with charming mature gardens to the front, and side and at the rear, there is a stone patio, adjacent rear driveway and a useful detached garage.

LOCATION

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.

DIRECTIONS

For SatNav purposes: M33 2FL

TENURE

Freehold with Chief Rent - £6.50 PA - subject to verification by Solicitor

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford MBC - Council Tax Band E

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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