



22 ALSTON AVENUE | SALE

OFFERS OVER £550,000

NO ONWARD CHAIN A superb semi detached family home in an ideal location positioned at the head of a quiet cul de sac and offering an unrivalled plot which needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, entrance hall, dining room, sitting room with an open fireplace and access to the conservatory, L shaped dining kitchen, cloakroom/WC, three bedrooms and bathroom with separate WC to the first floor. Off road parking within the driveway which leads to the detached garage. To the rear there are extensive lawned gardens which simply have to be seen to be appreciated.

POSTCODE: M33 4AS

DESCRIPTION

A traditional semi detached family home in an excellent location within easy reach of local shopping facilities on Eastway and Washway Road and with the shopping centre of Sale a little over a 1/2 mile away. Also close to Brooklands Metrolink station providing a commuter service into Manchester and within the catchment area of some of Trafford's finest and sought after Primary, Secondary and Grammar Schools.

The accommodation is superbly maintained throughout and an enclosed porch leads onto the welcoming entrance hall. Towards the front of the property is a separate dining room whilst to the rear the sitting room has been extended and has a focal point of an open fireplace and doors lead onto the conservatory which in turn leads onto the impressive rear gardens. Also towards the rear of the property is an L shaped dining kitchen with a comprehensive range of units and space for all appliances and with door to the side. The ground floor accommodation is then completed by the cloakroom/WC.

To the first floor there are three bedrooms serviced by the family bathroom with separate WC. There is also access to the loft which is boarded for storage and has light, power and window.

Externally the plot is a particular feature with off road parking within the driveway to the front and gated access to the rear and garage. The rear gardens incorporate a patio seating area with extensive lawns beyond and attractive, well planted borders which need to be seen to be appreciated. The size of the plot offers great potential to extend subject to the relevant permissions being obtained.

There is currently a static caravan within the grounds which shows there could easily be provision for a home office and this could even be used as a home office as there is the opportunity for the caravan to stay or alternatively it can be removed.

Viewing is highly recommended to appreciate the potential on offer and also to appreciate the plot.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed double doors. Tiled floor.

ENTRANCE HALL

Leaded and stained glass panelled front door with opaque side screen. Spindle balustrade staircase to first floor. Radiator.

LIVING ROOM

14'11" x 11'4" (4.55m x 3.45m)

PVCu double glazed bay window to the front. Focal point of a cast iron fireplace. Ceiling cornice. Radiator. Television aerial point.

SITTING/DINING ROOM

23'7" x 10'10" (7.19m x 3.30m)

With a focal point of an open fireplace with marble effect surround and hearth. Plate rail. Two radiators. Ample space for living and dining suites. Television aerial point. PVCu double glazed sliding doors to:

CONSERVATORY

10'10" x 10'5" (3.30m x 3.18m)

With PVCu double glazed sliding door to the rear garden. Tiled floor. Light and power.

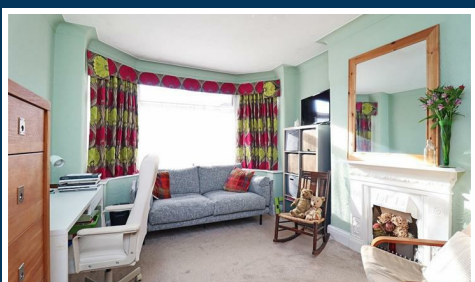
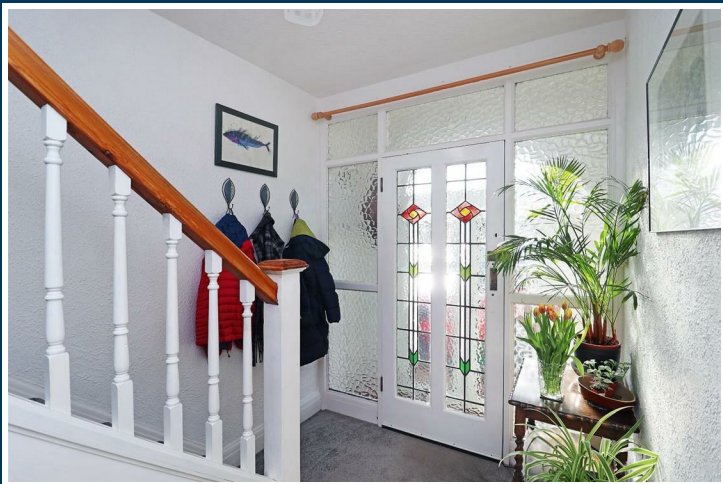
KITCHEN

20'9" x 11'10" (6.32m x 3.61m)

Fitted with a comprehensive range of wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker, fridge freezer, washing machine and dishwasher. Stainless steel splashback and extractor hood. Ample space for table and chairs. PVCu double glazed windows to the side and rear overlooking the garden. PVCu double glazed door provides access to the garden. Radiator. Telephone point.

CLAOKROOM

With WC and wash hand basin. Opaque PVCu double glazed window to the side. Tiled splashback. Extractor fan.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Access to boarded loft space with Velux window to the rear plus light and power and offering excellent storage space.

BEDROOM 1

14'11" x 11'10" (4.55m x 3.61m)

PVCu double glazed window to the rear. Radiator. Stripped floorboards. Fitted wardrobes, dressing table and overhead cupboards. Ceiling cornice.

BEDROOM 2

12'7" x 11'10" (3.84m x 3.61m)

PVCu double glazed window to the front. Fitted wardrobes plus overhead cupboards. Radiator.

BEDROOM 3

7'8" x 6'6" (2.34m x 1.98m)

PVCu double glazed oriel bay window to the front. Radiator.

BATHROOM

6'6" x 5'8" (1.98m x 1.73m)

With a white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Tiled splashback.

SEPARATE WC

With WC and opaque PVCu double glazed window to the side. Tiled walls.

OUTSIDE

To the front of the property the driveway provides off road parking and access to the garage and there is gated access to the rear.

The rear gardens incorporate a patio seating area with extensive lawns beyond which simply must be seen to be appreciated. There is a further sunken patio seating area.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX:

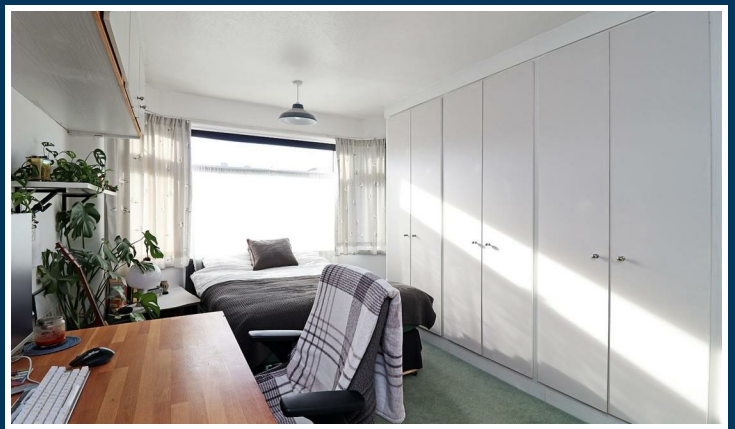
Trafford Band "D"

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

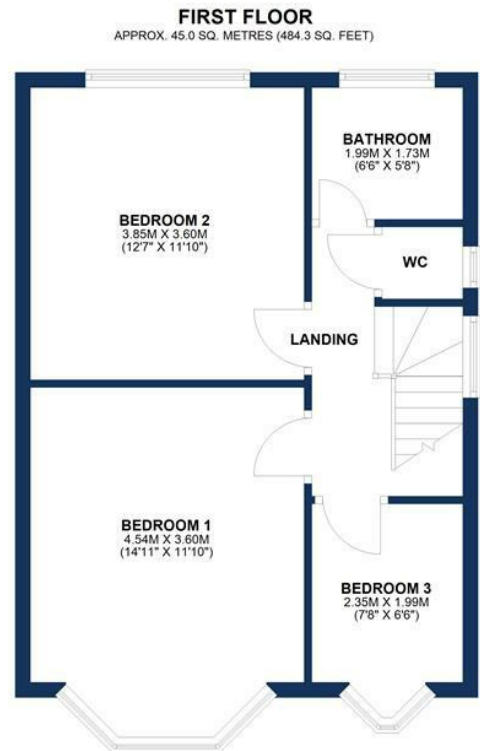
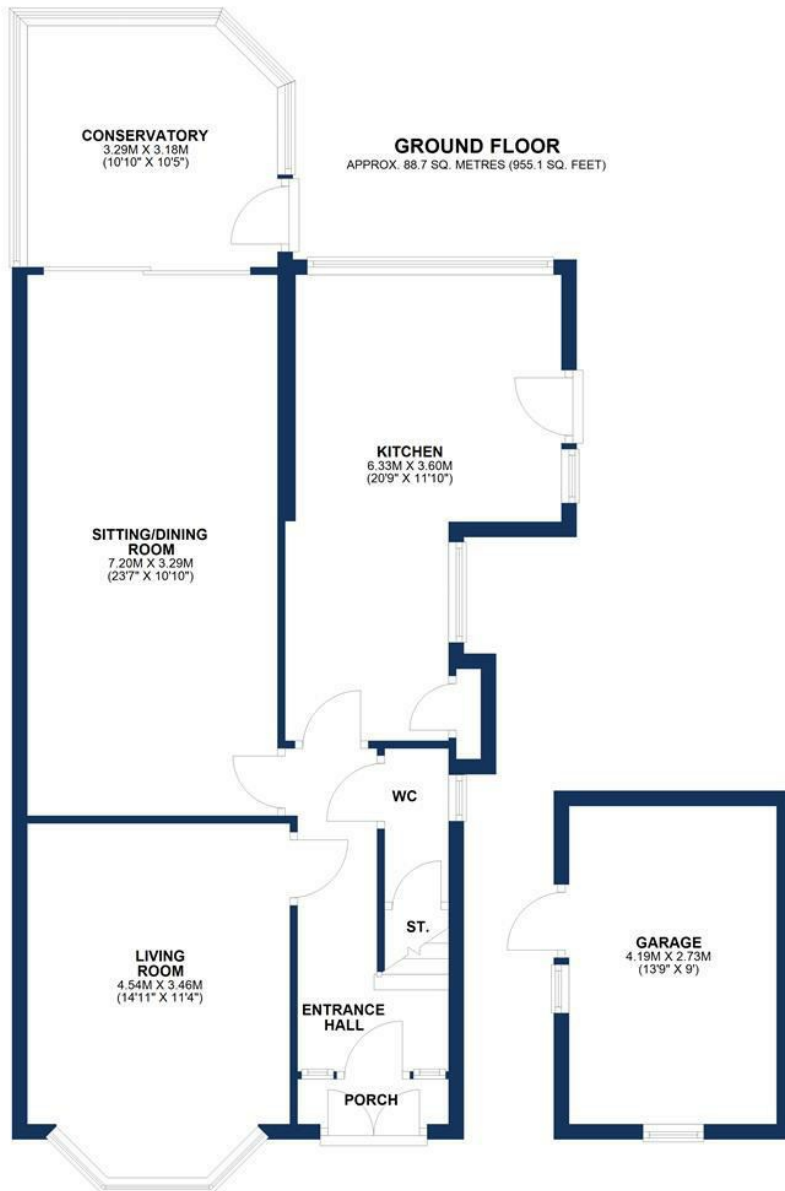
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 140.7 SQ. METRES (1514.8 SQ. FEET)

Floorplan for illustrative purposes only



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