



6 The Avenue
Sale, M33 4PA



JORDAN FISHWICK
EXCLUSIVE

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Perhaps one of the finest homes to come to the market in Sale for many years. Jordan Fishwick are proud to bring to market this family home, with striking interior design. Boasting an enviable position on "The Avenue", with a plot of significant scale and stature. Six The Avenue is proudly set back from the road behind secure electric gates, giving a commanding and imposing frontage. Fitted with CCTV and comprehensive alarm system, this impressive residence has recently undergone a full refurbishment, along with a large rear and side extension. The owners really have "spared no expense" and have produced a finish which is second to none, both in detail and specification. Working with local architects and "Nest" Interior Design, the owners have created a family home that offers versatility, style and affords significant privacy.

The large expansive bespoke kitchen truly is the focal point of the home, with a central island measuring close to 4m in size, creating the ultimate "chefs kitchen" with integrated Miele appliances. No detail has been overlooked perhaps best represented with 3 Miele ovens, Miele warming drawer a not one but two Bosch dishwashers.

Private balconies reached from two double bedrooms upstairs again highlight the thought and detail the owners have given the design of this wonderful property. The ground floor offers four sizeable reception rooms, luxury Kitchen and Morning Room, bespoke designed "Boot Room", Utility Room, Guest Bedroom, Shower Room and WC. To the first floor, four Double Bedrooms, three offering En suites. The master suite also benefits from a magnificent bespoke Walk in Wardrobe affording ample space for 'His n Hers' hanging space. The first floor also has a well-equipped Family Bathroom. Externally, detached Garage, expansive and private rear garden, composite decking / sun terrace and patio for seating.



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Room Details

Hallway

Entrance hall with under stairs cloaks storage. Karndean LVT, ceiling light point and radiator.

Downstairs WC

Downstairs WC with hand wash basin, heated towel rail and feature wall paper.

Study

Reception room / study with bespoke media unit. LVT flooring, ceiling light point and radiator. Windows to both front and side aspect.

Living Room

Formal living room with bay window to front aspect. Carpeted flooring, ceiling light point, radiators and feature wallpaper. Log burner is focal point of the room.

Dining Room/ Bar

Central reception room, natural light from 'architecturally designed' glass wall. Spot lighting over dining table, bespoke spiral remote controlled light spanning the length of the bar.

Kitchen / Morning Room

Fabulous kitchen by 'Designed by Helium', with large central island, Silestone worksurfaces and integrated appliances. Integrated appliances include, Fisher and Paykel fridge / freezer, double eye level Miele oven, second eye level oven/ microwave / warming drawer, 5 ring gas hob with Dekton splash back, Elica cooker hood, two induction rings in island, Caple wine cooler, full size Bosch dishwasher, a second slimline dishwasher, two kitchen sinks one with Quooker Cube boiling/ sparkling/ filtered tap one with InSinkErator. Herringbone Project LVT flooring. Windows to side aspect, with integral blinds, large patio doors to rear aspect.

Garden Lounge

Impressive reception room with vaulted ceiling. Skylights and floor to ceiling windows to the side (with integral blinds) and large floor to ceiling sliding doors to rear make this a lovely bright space.

Boot Room

Practical yet stylish bespoke boot room, fitted with 5 individual lockers offering ideal storage, hanging space and encompassing a bench with shoe storage.



Room Details

Utility Room

Fitted units with Belfast sink, space and plumbing for washing machine and dryer. Radiator, window to side aspect and door for access to courtyard garden.

Guest Bedroom (Five)

Guest bedroom - floor to ceiling bespoke fitted wardrobes. Carpeted flooring, spotlighting, radiator and windows to side aspect with integral blinds.

Downstairs Shower Room

Mandarin Stone tiled shower room with low level WC, wall mounted hand wash basin with vanity draw and cubicle electric shower with beautiful feature accent wall.

First Floor

Carpeted runner and nickel carpet rods.

Master Bedroom

Spacious double bedroom with stunning vaulted ceiling, two skylights and patio doors with integral blinds to rear aspect leading onto private balcony. LVT flooring, ceiling light point and radiator. Enjoying en suite facilities and walk in wardrobe.

Master En Suite

Fully tiled marble look shower room with gold fittings. Low level WC, wall mounted hand wash basin and mains shower. Pitched ceiling and skylight.

Walk in Wardrobe / Dressing Room

Ample fitted storage with hanging rails, trouser rack, drawers and accessory trays.





Room Details

Bedroom Two

Spacious double bedroom with window to front aspect, Amtico LVT flooring, spotlighting and radiator. Benefiting from bespoke fitted wardrobes and en suite.

En Suite 2

Mandarin Stone tiled ensuite, with wall mounted wireless Bluetooth speaker bathroom cabinet. Low level WC, wall mounted hand wash basin with vanity draws and cubicle mains shower.

Bedroom Three

Spacious double bedroom with window to side aspect and patio doors to rear with integral blinds, leading onto private balcony. LVT flooring, spotlighting and radiator. Benefiting from fitted wardrobes.

En Suite 3

Mandarin Stone tiled ensuite, with wall mounted wireless Bluetooth speaker bathroom cabinet. Designer black heated towel rail, bath, shower, low level WC, wall mounted hand wash basin with cabinet.

Bedroom Four

Spacious double bedroom with windows to front and side aspect. LVT flooring, ceiling light point and radiator.

Bathroom

Fully tiled bathroom fitted with three piece suite; bath tub with mains shower over, WC and hand wash basin fitted in vanity unit/ Window to side aspect.

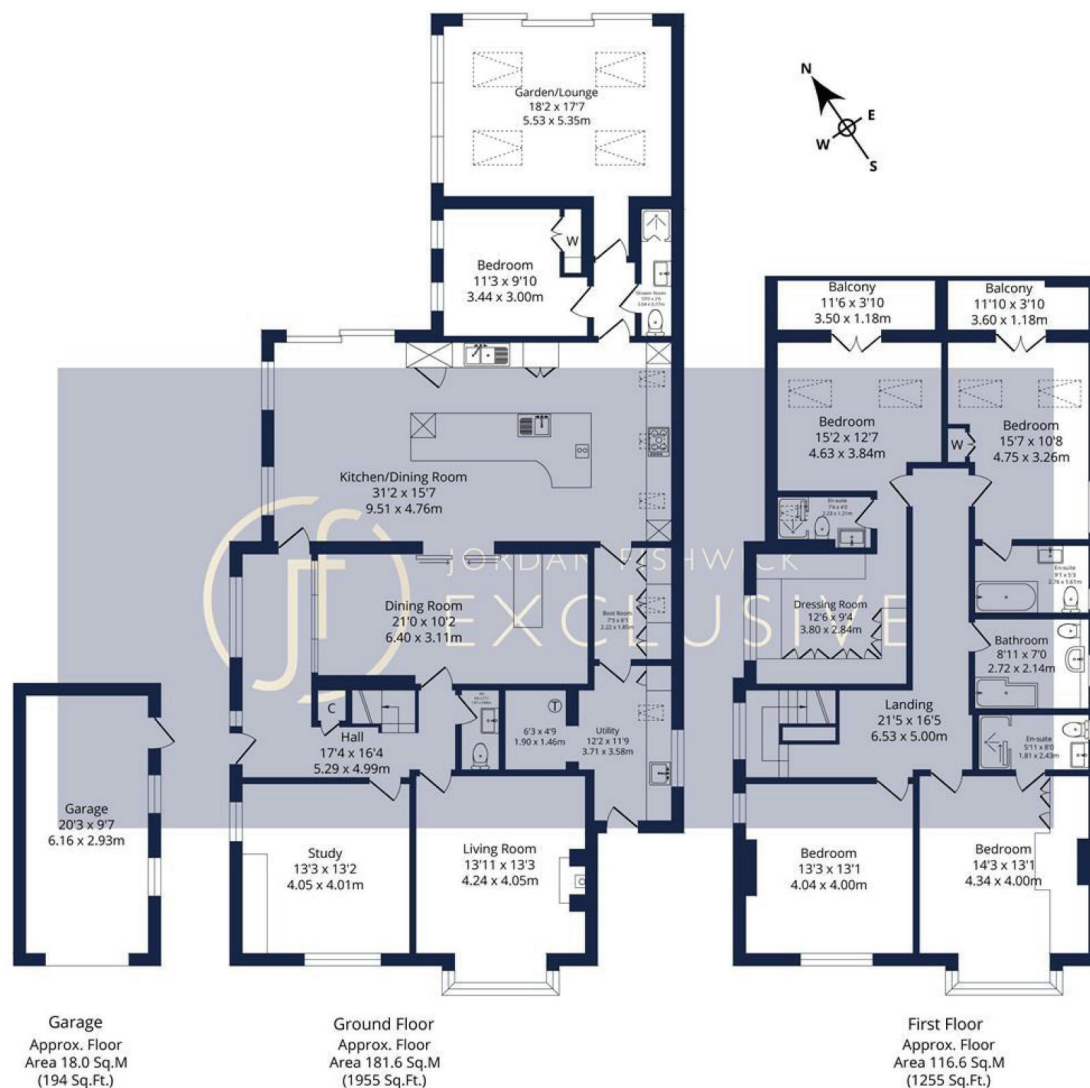
Externally

Externally, the property is set back from the road behind secure, electric gates, boasting in and out driveway for multiple cars, plus electric vehicle charging point. To the rear an enclosed garden, mainly laid to lawn with patio area for seating. Detached garage and hot and cold water taps. The property is alarmed and fitted with CCTV system.



Key Features

- Stunning Five Double Bedroom Detached Residence
- Interior Designed Home in Sought after Location
- Four Magnificent Reception Rooms
- Exquisite Chef's Kitchen with Integrated Appliances
- Three En Suite Bathrooms
- Large and Private Rear Garden



Total Approx. Floor Area 316.2 Sq.M. (3404 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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