



13 Arnesby Avenue, Sale, M33 2NJ

£680,000

www.jordanfishwick.co.uk





Jordan fishwick

- Extended Four Bedroom Detached Home
- Separate Utility and WC
- Driveway Suitable For Multiple Cars
- Excellent Transport Links Including M60 and Metrolink
- EPC Rating - C
- New Roof, Facias and Gutters - 2022
- Beautiful Front and Rear Gardens
- Fantastic Location
- Council Tax Band E
- Freehold

Immaculately presented FOUR BED, TWO BATH detached home situated on the sought after Arnesby Avenue. The property is conveniently located within walking distance to Sale Town Centre and benefits from excellent transport links including access to the M60, Dane Road and Sale Water Park Metrolink. Sitting within the catchment for superb Trafford schools including Sale Grammar, this property will make a fantastic family home.

The accommodation comprises in brief; inviting entrance hallway with understairs storage, contemporary kitchen fitted with appliances, separate utility and WC, generous living/dining room and a further versatile reception room. To the first floor are three well proportioned bedrooms, a spacious principle bedroom with en-suite and a three piece family bathroom.

Externally to the front, the property benefits from a large driveway suitable for multiple cars, detached garage with ample storage and a well-maintained garden. To the rear a beautiful garden mainly laid to lawn with patio space with outdoor lighting perfect for relaxing or hosting.

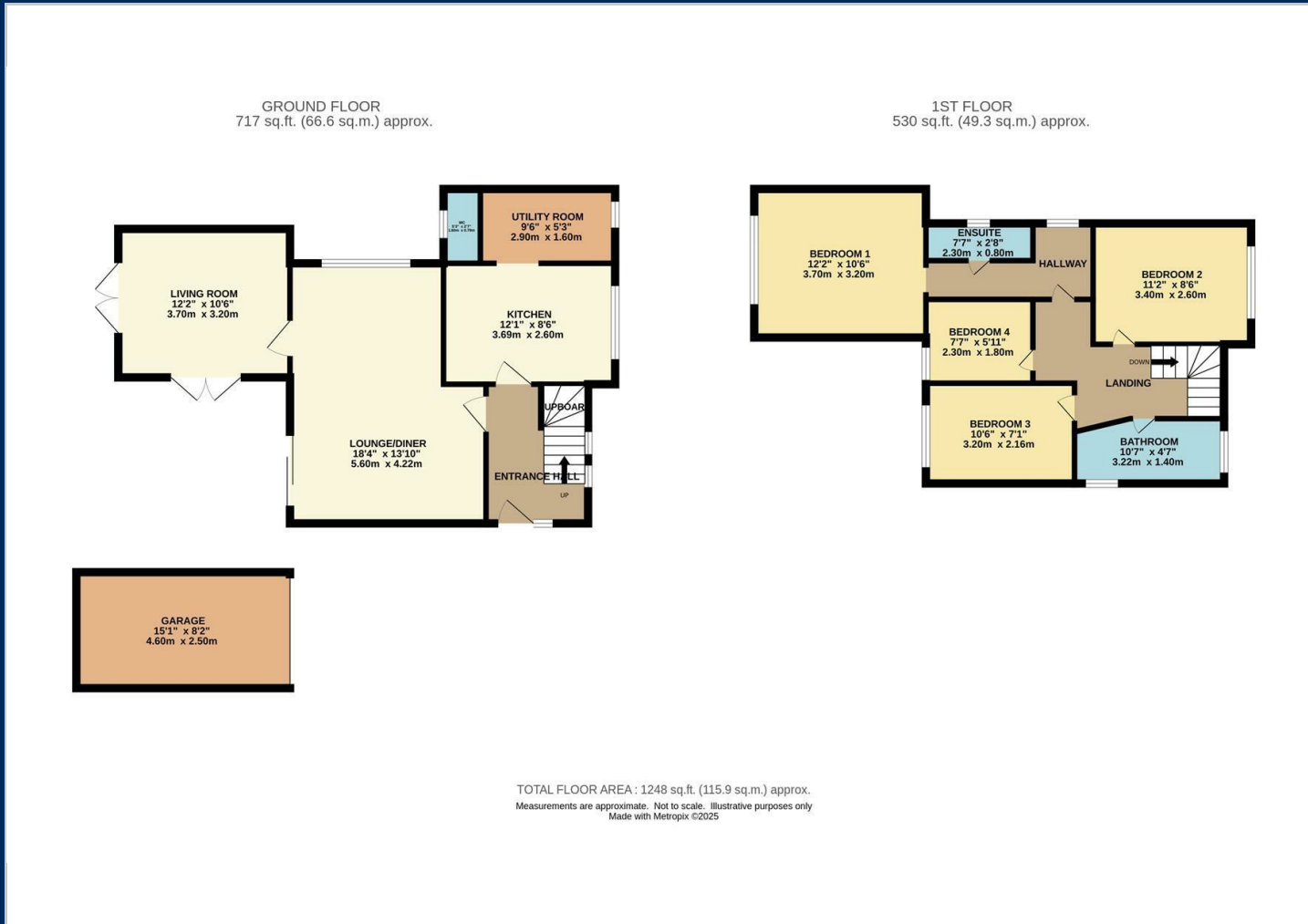
There is also a large garden shed with power and shelving togetherwith a green house.

Viewing is highly recommended!

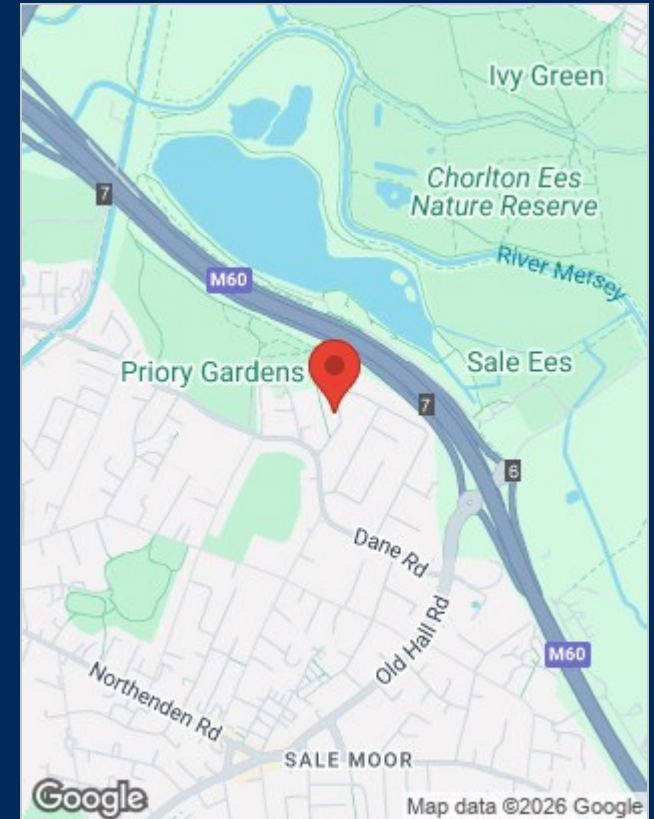




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.