



Shelton Avenue, Sale, Cheshire, M33

Guide Price: £385,000

Leasehold

Shelton Avenue, Sale, Cheshire, M33

This stunning extended semi-detached home is ideally positioned close to Ashton on Mersey Village and is zoned for popular Primary and High Schools. With access to fantastic transport links and amenities this is the perfect home for families or professional couples. The property has been extended by its current owners to create a stunning kitchen diner with patio doors leading to the beautiful rear garden, there is a bright and airy living room with feature fire surround, down stairs WC and THREE bedrooms and a modern bathroom suite. Externally there is off road parking to the front and a private enclosed garden to the rear with the majority laid to lawn with detached garage.

Entrance Hall

Door to the front elevation, laminate wood flooring, fitted storage under the stairs, one housing the boiler.

Living Room - 18'8 x 10'7

A bright and airy living room with box bay window to the front elevation, two contemporary radiators, living flame gas fire with marble surround and hearth, bi folding doors leading to the kitchen.

Kitchen Diner - 17'4 x 13'4

Fitted with a range of modern base and eye level units with roll top work surfaces and tiled splash backs, four ring hob with extractor hood over, oven, dishwasher, space for American fridge freezer integral microwave, two contemporary radiators, window to the rear elevation, open plan to the dining room with patio doors to the rear elevation leading to the garden, two velux windows, ceiling spot lights.

Downstairs WC - 6'2 x 2'9

WC, wash hand basin tiled flooring and walls, chrome towel rail.

First Floor

Landing

Window to the side elevation

Bedroom One - 13'6 x 10'8

Box bay window to the front elevation, radiator, fitted wardrobes.

Bedroom Two - 11'3 x 10'8

Window to the rear elevation, radiator, loft access with drop down ladder

Bedroom Three - 6'9 x 6'4

Window to the front elevation, radiator.

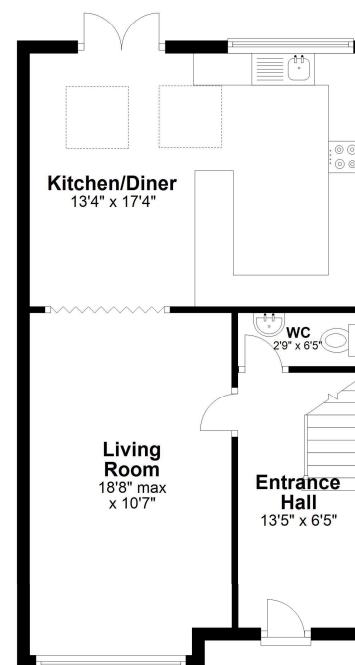
Bathroom - 7'9 x 6'2

Fitted with a three piece suite comprising; panelled bath with shower unit over, WC, wash hand basin, tiled flooring and walls, chrome heated towel rail, window to the rear elevation.

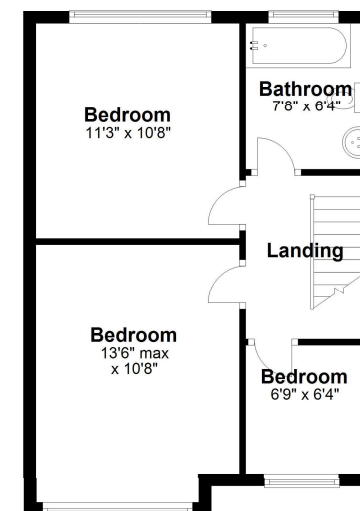
Exterior

To the front of the property there is a driveway providing off road parking whilst the rear offers a private fantastic size enclosed garden with timber fence boundaries, paved patio ideal for entertaining, detached garage, outside water tap.

Ground Floor

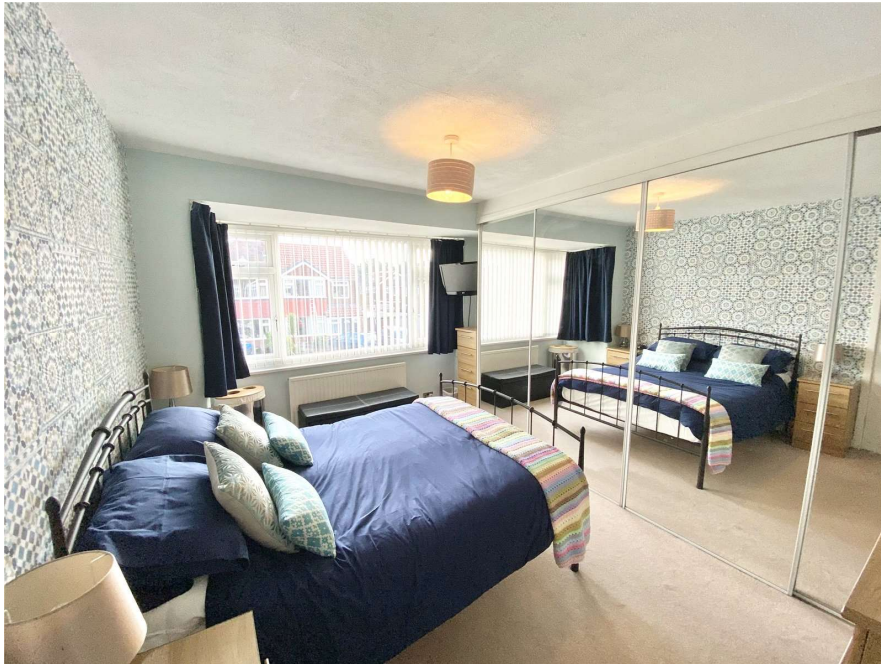


First Floor



- Leasehold
- EPC TBC





The Property Man

69 Cross Street
Sale
M33 7HF

T: 01615198855
E: sales@thepropertyman.co.uk
www.thepropertyman.co.uk

Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.