



Oxford Avenue, Sale, Trafford, M33

Guide Price: £395,000

Freehold

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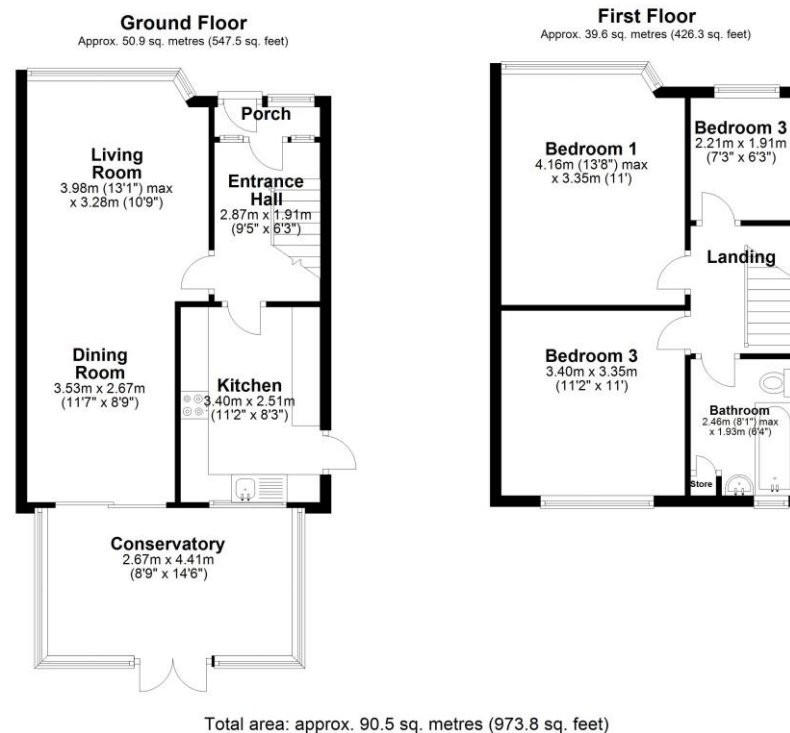
A fantastic opportunity to purchase a THREE bedroom Semi Detached home situated in a cul-de-sac whilst also being conveniently located close to motorway networks, within a short distance of Ashton Upon Mersey Village and Sale Town centre whilst also being zoned for popular schools including Ashton On Mersey High School.

The property offers heaps of potential to make your own with space for a side or rear extension (Subject to planning), as you enter the property you are welcomed by a bright entrance hall which provides access to the ground and first floor accommodation. The main reception room is an open plan living/ dining room offering a fantastic space for the whole family to relax, dine and entertain. There is the added addition of a conservatory which offers another great reception space and access to the private rear garden. The kitchen is fitted with a range of base and eye level units with space for free standing appliances.

The first floor is home to THREE bedrooms and the family bathroom.

Externally the property is set on a generous plot with driveway to the front providing ample off road parking for several cars whilst the rear there is a beautifully private garden with the majority laid to lawn with timber fence boundaries, there is also the added benefit of a detached garage.

This home is an ideal purchase for growing families, first time buyers or professional couples alike.



- Freehold
- EPC Grade D
- Council Tax Band C





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.