



**Central Avenue, Sale, Trafford, M33**

**Offers Over: £400,000**

*Freehold*



# Central Avenue, Sale, Trafford, M33

\* Offered with NO ONWARD CHAIN \* A fantastic opportunity to purchase an extended semi-detached home located on the popular Central Avenue in Sale. This home is a perfect purchase for someone looking to put their own stamp on a home.

The property is accessed via a driveway providing off road parking and offers a detached garage. As you enter the home you are greeted by a spacious entrance hall which provides access to two fantastic size reception rooms. The dining room is lit via a large bay window allowing heaps of natural light to flood the room and offers a great space for family meals, the living room is a fabulous size and offers patio doors to the rear garden making for a seamless transition from in door to outdoor living. The kitchen diner is fitted with a range of base and eye level units and offers enough space for dining table and chairs. There is the added benefit of a morning room and down stair WC too.

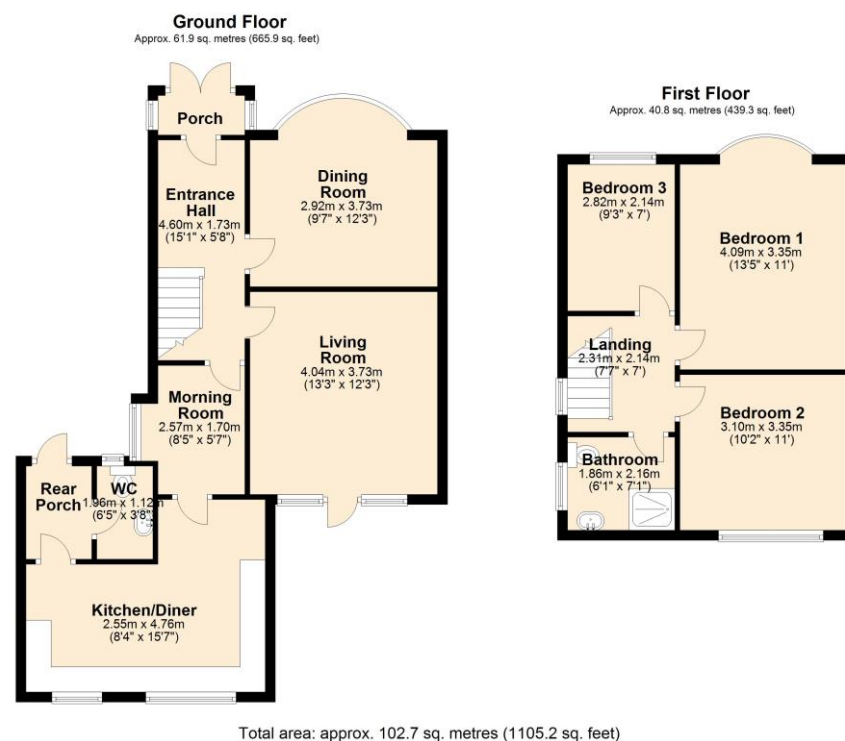
The first floor reveals THREE bedrooms, two of which are brilliant size doubles and a third large single. The bathroom is fitted with a three piece suite.

Externally to the rear there is a beautiful well stocked garden with the majority laid to lawn enclosed by timber/ hedge boundaries, a paved patio area provides a great space for entertaining or alfresco dining.

Central Avenue is conveniently located close to popular schooling, Woodheys Park and within easy reach of motorway networks and Sale Town Centre.

An amazing family home that must be viewed to see its full potential.

- Freehold
- EPC Grade TBC
- Council Tax Band D









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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.