



Merlyn Avenue, Sale, Trafford, M33

Offers Over: £460,000

Freehold

Merlyn Avenue, Sale, Trafford, M33

A fantastic opportunity to purchase a well presented THREE bedroom semi-detached home located on Merlyn Avenue. This home has been lovingly cared for by its current owners and offers well-presented accommodation throughout.

Merlyn Avenue is a little cul-de-sac located just off Winstanley Road and is perfectly positioned for access to the Metrolink and motorway networks whilst also being zoned for outstanding schooling and within easy reach of Sale Town Centre making this an ideal purchase for first time buyers, families or professionals alike.

As you approach the property you are greeted by a driveway providing off road parking for several cars and access to the properties 27ft detached garage. You enter the home into a spacious and well-presented entrance hall. Immediately on your left you find the main reception room which is lit via a large bay window, a feature fire surround provides a beautiful focal point to this generously sized room. The breakfast kitchen is fitted with a range of base and eye level units with space for appliances and a handy breakfast bar. A conservatory sits at the back of the ground floor and provides ample space for dining table and chairs and views over the beautifully private garden.

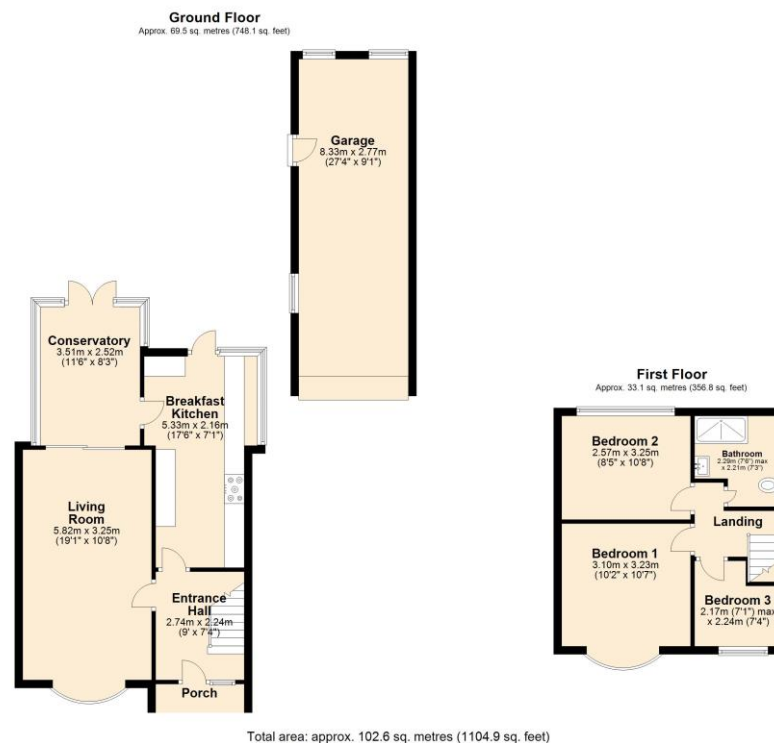
The first floor is home to THREE bedrooms, the main bedroom is fitted with a range of wardrobes providing that ever needed storage. The contemporary fitted bathroom offers a double walk in shower, WC and wash hand basin, finished off with a complimenting tiled floor.

Externally to the rear there is a stunning well established private garden with the majority laid to lawn, a paved patio offers a great space for entertaining or alfresco dining. There is side access to the garage which is 27ft in length and offers heaps of potential for conversion*

A viewing is highly recommended.

*Subject to planning permission and building regulations

- Freehold
- EPC TBC
- Council Tax Band C







The Property Man - The Property Man

102A School Road
Sale
Cheshire
M33 7XB

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

The Property Man
Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB 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.