



Coppice Avenue, Sale, M33

Guide Price: £525,000

Freehold

Coppice Avenue, Sale, M33

A fantastic opportunity to purchase a DETACHED Family Home located on the popular Coppice Avenue. In need of a degree of modernisation this home is the perfect opportunity for someone looking to make a home their own.

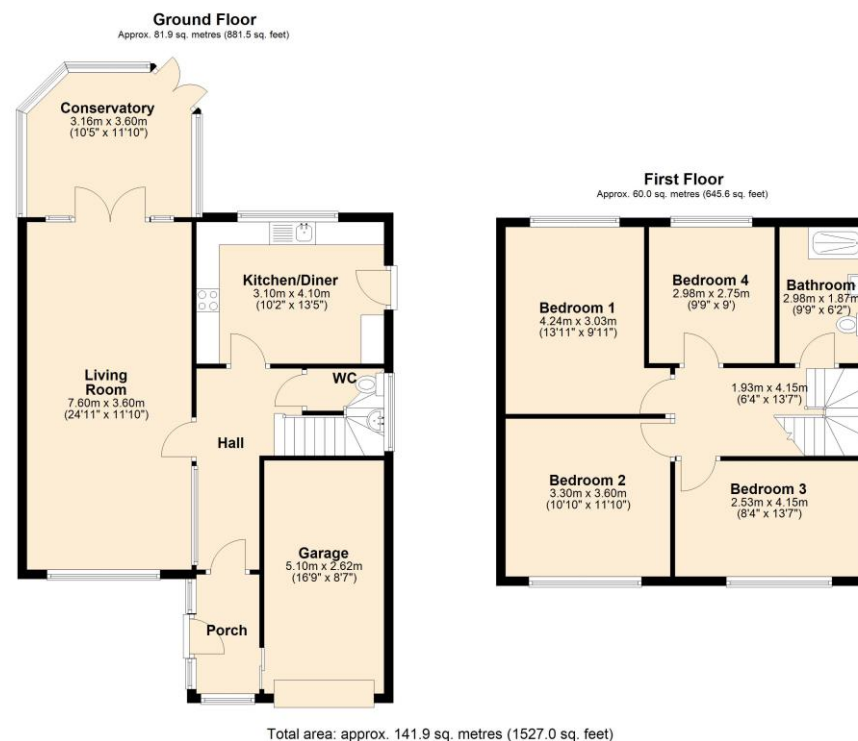
Coppice Avenue is perfectly located close to local shops, library and with easy reach of motorway networks as well as being zoned for popular schooling making this an ideal family home.

As you approach the property you are met with a driveway providing off road parking for several cars, the property offers an integral garage with up and over door, there is also internal access via the porch. The entrance hall is a good size and is furnished with frosted glass panels allowing the flow of natural light. The living/ dining room is a fabulous size and runs the full length of the property. Patio doors lead into a well proportioned conservatory which offers views and access to the stunning private rear garden. The kitchen is furnished with a range of base and eye level units, there is space for a dining table and chairs. There is the added benefit of a downstairs wc with storage too.

The first floor there are FOUR double bedrooms lit via large window and the modern family bathroom with walk in shower.

Externally to the rear there is an incredible well established private garden which is mainly laid to lawn with mature flower beds. A fantastic garden for the full family.

- Freehold
- EPC Grade C
- Council Tax Band E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.