



**Haydock Avenue, Sale, Trafford, M33**

**£375,000**

*Freehold*

# Haydock Avenue, Sale, Trafford, M33

\*\* OFFERED WITH NO ONWARD CHAIN \*\* A rare opportunity to purchase a DETACHED HOME in this convenient location close to Sale Town Centre, fantastic motorway networks and within easy reach of popular schooling.

This home has recently been refurbished and is ready to move into making this a perfect purchase for first time buyer, professionals or growing families.

As you approach this family home you are greeted by a driveway providing off road parking for several cars, there is also a detached garage with up and over door. As you enter the property you are met with a well presented entrance hall with marble effect tiled flooring which flows through the whole of the ground floor. The living room is lit via dual aspect windows allowing heaps of natural light to flood the ground floor. A newly fitted kitchen diner is located to the right side of the ground floor and is furnished with a range of base and eye level units with ample storage and integral appliances including fridge freezer/ oven/ dishwasher and washing machine. There is a study/ sunroom to the rear of the ground floor which provides access to the rear garden. There is also the added benefit of a downstairs shower room.

The first floor is home to THREE good size bedrooms, the main bedroom has a large storage cupboard and access to the loft with drop down ladder. The newly fitted bathroom provides a contemporary with free standing bath, WC and wash hand basin. There is also a separate shower room.

Externally to the rear there is a private enclosed garden which is low maintenance with block paved patio and pebbled area.

- Freehold
- Council Tax Band A
- EPC Grade D



Total area: approx. 102.1 sq. metres (1098.6 sq. feet)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>82</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>62</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

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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.