



**Clough Avenue, Sale, Trafford, M33**

**Offers Over: £725,000**

*Leasehold*



# Clough Avenue, Sale, Trafford, M33

Welcome to this exquisite five-bedroom semi-detached home, offering modern living spaces and high-end finishes throughout. Designed with both family living and entertaining in mind, this home boasts luxurious touches and exceptional attention to detail throughout whilst also being situated in a prime location.

The property opens to a welcoming entrance porch into a entrance hallway with under floor heating. There is a stylish, modern living room which offers an ideal space for relaxation, with plenty of natural light streaming through large bay window, creating a bright and airy atmosphere.

One of the standout features of this property is the expansive open-plan kitchen, dining, and living space at the rear of the home. The kitchen is truly the heart of this home, fitted with appliances. Its sleek design is complemented by ample storage and preparation space, making it perfect for those who love to cook and entertain. The adjacent dining area flows seamlessly into the spacious living area, creating a perfect environment for family gatherings or hosting guests. The set of bi-folding doors with inset blinds open up onto the beautifully landscaped rear garden. These doors flood the space with light and provide a stunning transition between indoor and outdoor living, perfect for summer evenings and weekend entertaining.

Upstairs, the home continues to impress with five generously sized bedrooms. Three of these bedrooms come with en-suite bathrooms. Each en-suite is finished to a high standard, featuring modern fixtures, walk-in showers, and elegant tiling. The remaining two bedrooms are equally spacious and share access to a well-appointed family bathroom.

The garden itself is a private well maintained space backing directly onto De Quincey Park. The majority is laid to lawn with well stocked mature flower beds.

Clough Avenue is located within catchment of well-regarded schooling, close to both De Quincey and Woodheys Park as well as being close to transport links and Sale Town Centre making this an ideal purchase for any family.



- Leasehold
- 999 years from January 1932
- Ground rent £15pa
- EPC Grade C
- Council Tax Band C







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>80</b>
(55-68)	<b>D</b>	<b>69</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.