



Arnesby Avenue, Sale, Manchester, M33

Offers Over: £510,000

Freehold

Arnesby Avenue, Sale, Manchester, M33

Welcome to this stunning extended three-bedroom semi-detached home, perfectly situated on the sought-after Arnesby Avenue in Sale. This beautifully presented property offers spacious and versatile living accommodation, ideal for modern family life.

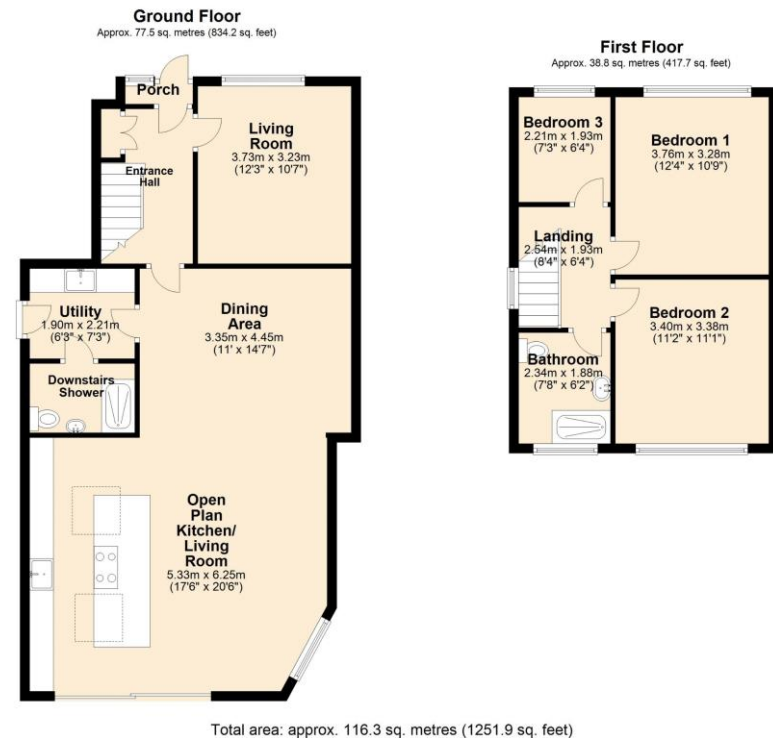
As you approach the property, you'll find off-road parking to the front, providing space for several cars. Upon entering, you are welcomed into a bright entrance hall featuring large tiled flooring, fitted storage, and a contemporary glass balustrade leading to the first floor. To the left, the reception room is flooded with natural light, boasting a floor-to-ceiling window to the front elevation, creating a warm and inviting atmosphere.

The heart of the home is the expansive open-plan kitchen, dining, and living area located to the rear. This incredible space offers three distinct areas, perfect for family gatherings and entertaining. The kitchen is fitted with high-quality soft-close base and eye-level units, along with integral appliances including a fridge freezer, wine cooler, double oven with hide-and-slide door, microwave, hob with contemporary extractor, and dishwasher. A large quartz-topped island with seating takes centre stage, providing additional workspace and a stylish social hub. The entire area benefits from underfloor heating, adding warmth and luxury to this fantastic space. The addition of a utility room and downstairs shower room, complete with a shower, WC, and marble sink, adds further convenience to this immaculate home.

Upstairs, the first floor accommodates three well-proportioned bedrooms, two of which are generous doubles. The main family bathroom is beautifully appointed with a walk-in shower, WC, wash hand basin, and a full-size towel rail.

Externally, the rear garden is private and features a decked area with glass balustrade that provides unobstructed views of the garden. The remainder of the garden is laid to lawn, ensuring easy maintenance while offering plenty of space for outdoor enjoyment.

Arnesby Avenue is located in the popular area of Sale, renowned for its excellent local amenities, highly regarded schools, and fantastic transport links. The nearby Metrolink provides easy access to Manchester city centre, while the M60 motorway network is just a short drive away. Sale's vibrant town centre offers an array of shops, bars, and restaurants, along with picturesque parks and Sale Water Park – perfect for leisurely walks.



- Freehold
- EPC Grade TBC
- Council Tax Band C





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.