



**Catterick Avenue, Sale, Trafford, M33**

**Offers Over: £250,000**

*Freehold*



# Catterick Avenue, Sale, Trafford, M33

**\*\* Offered with NO ONWARD CHAIN \*\***

A fantastic opportunity to purchase a well-presented three-bedroom terraced home on the ever-popular Catterick Avenue, offered to the market with no onward chain. This spacious property is in great condition throughout, with plenty of scope to modernise and add your own personal touch, making it an ideal home for first-time buyers, families, or investors.

Upon entering, you are welcomed into a bright and practical entrance hall featuring two useful storage cupboards and access to a convenient downstairs WC. The heart of the home is the open plan kitchen/diner, fitted with a range of base and eye-level units, providing a sociable and functional space for family mealtimes or entertaining. A generous living room spans the length of the property, benefiting from windows to both the front and rear, allowing in plenty of natural light and creating a warm, inviting atmosphere.

Towards the back of the home, the rear hall offers a versatile additional space—perfect for use as a play area, hobby room, or a home office, depending on your lifestyle needs. Upstairs, the property features three well-proportioned bedrooms, offering comfortable accommodation for a growing family. The first floor is completed by a white three-piece bathroom suite.

Externally, the property continues to impress with a private driveway to the front providing off-street parking, and a fully enclosed rear garden that is mainly laid to lawn—ideal for children to play, for pets to enjoy, or simply for relaxing outdoors.

- Freehold
- EPC Grade C
- Council Tax Band A



Total area: approx. 91.5 sq. metres (985.3 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.