



Park Avenue, Sale, Trafford, M33

Guide Price: £500,000

Freehold

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Nestled on the ever-popular Park Avenue, this beautifully presented three-bedroom semi-detached home offers just over 1800 sq ft of accommodation and the perfect blend of character, modern living, and family-friendly space.

From the moment you step through the front door, you are greeted by a spacious entrance hall that sets the tone for the rest of the property. Boasting open-plan reception rooms enhanced by charming front and side bay windows that create an airy and inviting atmosphere, perfect for both relaxed family living and entertaining guests.

At the heart of the home is a modern fitted kitchen diner, thoughtfully designed with a range of base and eye-level units. This space flows effortlessly into a dining area, making it an ideal hub for family meals and social gatherings. Patio doors allow access to the properties enclosed landscaped garden.

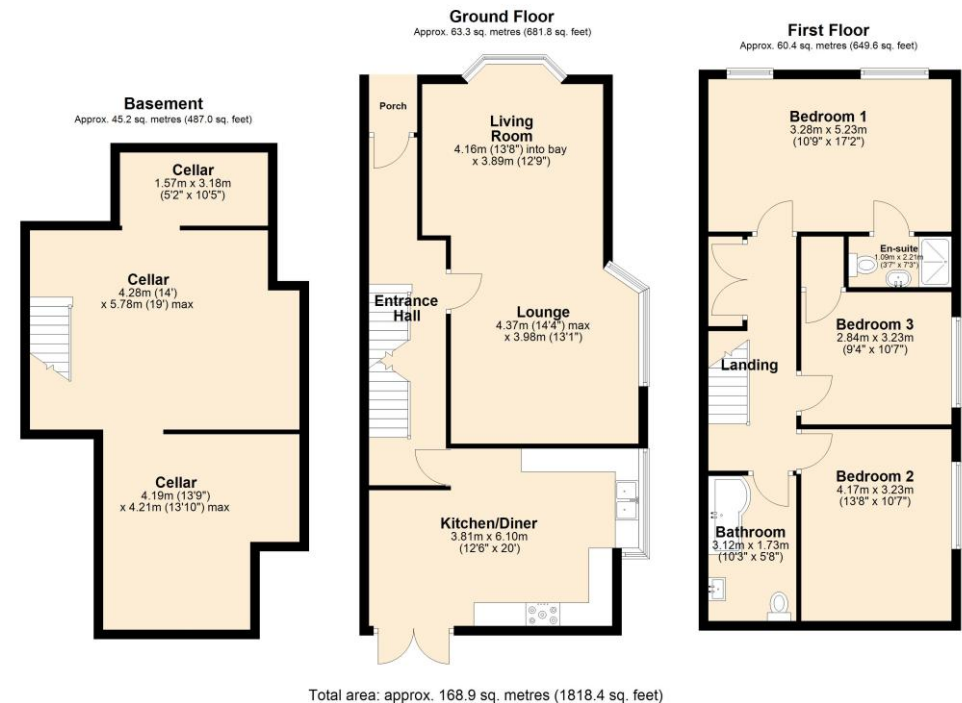
Upstairs, the property features three generous double bedrooms, each offering ample space for comfort. The main bedroom benefits from its own en-suite bathroom, while the rest of the household is well served by a contemporary three piece family bathroom suite.

Further adding to the home's potential is the lower ground level, which offers three separate cellar chamber, ideal for storage or future conversion into additional living space, a home office, or a personal gym*

Externally, the property continues to impress. The front of the house features off-road parking via a private driveway, framed by attractive flower beds that add curb appeal. To the rear, you'll find a beautifully enclosed landscaped garden complete with a paved patio area for alfresco dining, a lawned space for children or pets to enjoy, and raised flower beds that bring colour and charm throughout the seasons.

The location provides easy access to highly-rated local schools, green open spaces, and a variety of independent shops, cafes, and everyday amenities in Sale Town Centre. Excellent transport links are also within easy reach, connecting you to nearby towns and city centres, ideal for commuters and families alike.

*Subject to planning permission and building regulations.



- Freehold
- EPC Grade D
- Council Tax Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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

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