



Thirsk Avenue, Sale, Trafford, M33

Guide Price: £260,000

Freehold

Thirsk Avenue, Sale, Trafford, M33

* OFFERED WITH NO ONWARD CHAIN *

Situated on the ever-popular Thirsk Avenue, this well-presented three-bedroom home offers generous living accommodation, ideal for families, first-time buyers, or those seeking a comfortable and practical living space in a convenient location.

To the front of the property is a good-sized garden, thoughtfully laid out with both lawned and paved areas. This welcoming outdoor space adds to the kerb appeal and provides a pleasant area to enjoy the outdoors. Just a short walk away, parking is conveniently located, offering easy access.

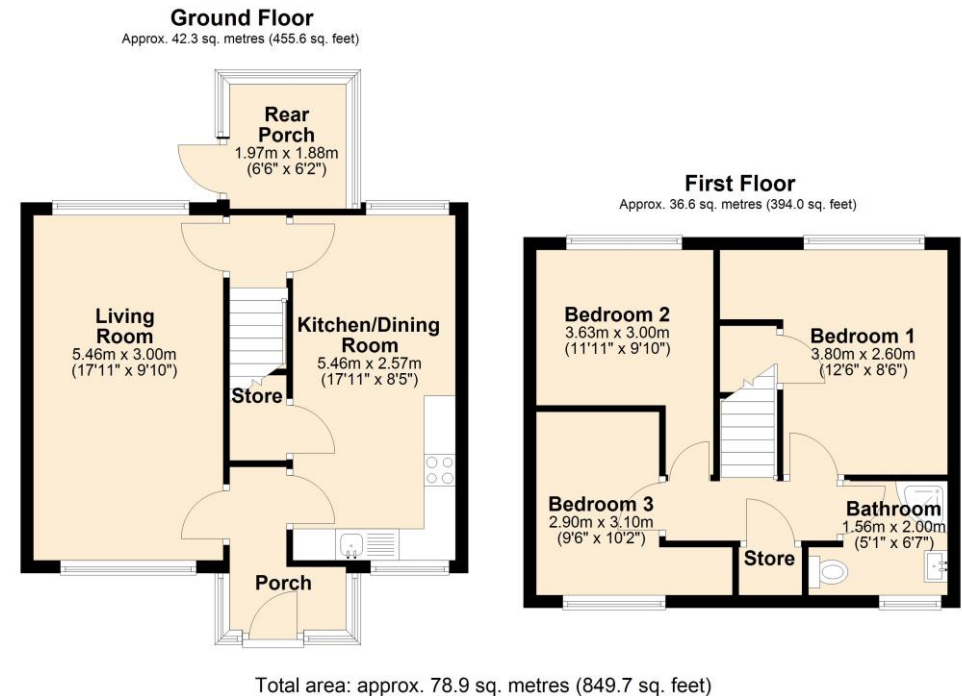
Upon entering the home, you are greeted by a bright and airy entrance hall. To the right, the spacious kitchen diner is fitted with a range of base and eye-level units, providing ample storage and workspace. There's plenty of room for a dining table and chairs, making it a perfect space for family meals or casual entertaining. A useful under-stairs storage area adds to the practicality, and to the rear, the kitchen leads into a rear porch, ideal for everyday access and additional utility space.

To the left of the entrance hall, the living room spans the full depth of the house, with windows at both the front and rear allowing natural light to flow through the space. This dual-aspect room is perfect for relaxing or entertaining, with generous proportions that can easily accommodate various furniture layouts.

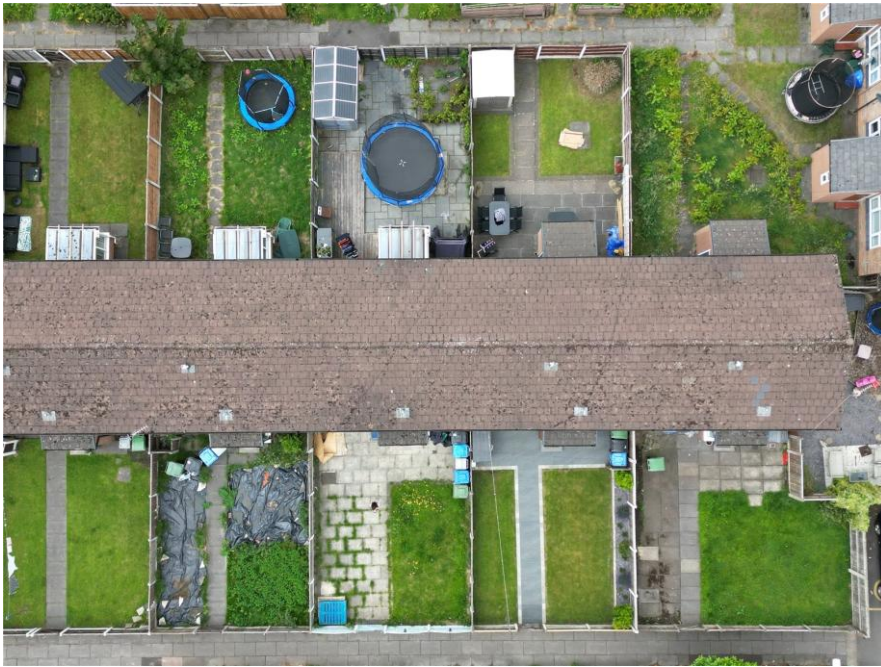
Upstairs, the property offers three good-sized bedrooms, all of which are bright and well-proportioned, making them suitable for use as bedrooms, home offices, or hobby rooms. The family bathroom is fitted with a shower, WC and wash hand basin.

Externally, the rear garden has been designed with ease of maintenance in mind. It features a stylish Indian stone patio, perfect for outdoor dining, as well as a raised decked area that provides an additional seating or entertaining space.

- Freehold
- EPC Grade D
- Council Tax Band A







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	82 B
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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