



**Chester Avenue, Sale, Cheshire, M33**

**Offers Over: £365,000**

*Freehold*

# Chester Avenue, Sale, Cheshire, M33

Nestled on the popular Chester Avenue in Sale, this well-presented extended semi-detached home offers spacious, modern living perfect for families and professionals alike. You enter the property through an entrance porch a great space for kicking off your shoes and hanging up your coat. Step into a welcoming, spacious living room offering a great space for the family to relax. A home office set just off to the side is ideal for those working from home or would make a great play room.

To the rear, the property boasts an impressive open-plan kitchen, dining, and living area with bi-folding doors that open onto the private rear garden, seamlessly blending indoor and outdoor living. Large Velux windows flood the space with natural light, creating a bright and airy feel throughout. The kitchen area is fitted with a range of stylish base and eye-level units, complemented by integral appliances. There is also the benefit of a downstairs utility room and a convenient downstairs WC.

Upstairs, the property offers two double bedrooms, both beautifully presented, with the rear bedroom enjoying uninterrupted views over the fields behind, providing a peaceful outlook. The modern, fitted three-piece bathroom adds to the home's appeal.

Externally, the property benefits from off-road parking to the front via a driveway, while to the rear, there is a private enclosed garden, perfect for outdoor entertaining or a quiet retreat after a long day. This home on Chester Avenue is a fantastic opportunity to secure a spacious, move-in-ready property in a sought-after location in Sale, offering modern open-plan living with excellent outdoor space and beautiful views to the rear.



- Freehold
- Council Tax B
- EPC Grade B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## The Property Man

102A School Road  
Sale  
Cheshire  
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

[www.thepropertyman.co.uk](http://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.