



Arcadia Avenue, Brooklands, Sale, M33

Offers Over: £485,000

Freehold

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Nestled in the highly sought-after area of Brooklands, Sale, this beautiful three-bedroom semi-detached home perfectly combines modern style with comfort and practicality. Ideally located close to both Sale Town Centre and Timperley Village, the property also benefits from proximity to excellent popular schools and easy access to motorway networks, making it perfect for families and commuters alike.

To the front, the property offers off-road parking and a garage, providing both convenience and additional storage. Stepping inside, you are greeted by a welcoming entrance hall leading to a separate cosy living room, complete with a charming bay window and a feature wood burning stove — the perfect spot to unwind on a quiet evening.

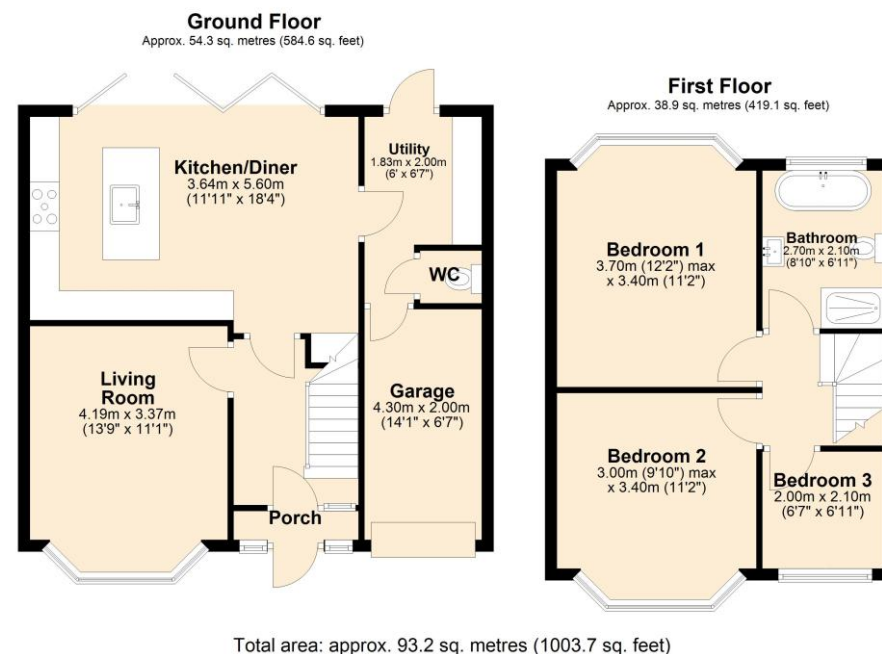
The heart of the home is the stunning open-plan kitchen and dining area, designed with both style and functionality in mind. Decorated with stylish wood panelling and bi-folding doors that open out onto the garden, this space is ideal for entertaining. The sleek, modern kitchen boasts quartz worktops, a sunken Belfast sink, and integrated appliances. A feature bar area and a secret door leading into the utility room and WC add a unique and characterful touch to the space, while internal access to the garage provides everyday practicality.

Upstairs, the home offers two generous double bedrooms, with the main bedroom featuring fitted wardrobes, alongside a well-proportioned third single bedroom — ideal for a nursery or home office. The family bathroom has been finished to an exceptional standard, with a modern wet-room style design and a luxurious free-standing bath.

Externally, the property continues to impress with a private, south-facing rear garden that is mainly laid to lawn, providing a wonderful outdoor space for families, children, and summer gatherings.

This property truly stands out for its modern design, high-quality finishes, and ideal location — a perfect opportunity for anyone looking to move straight into a stylish and well-presented home in a popular location.

- Freehold
- EPC Grade C
- Council Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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