



Chilcote Avenue, Sale, Trafford, M33

Guide Price: £685,000

Freehold

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Nestled at the end of a quiet cul-de-sac, this exceptional six-bedroom semi-detached home on Chilcote Avenue offers a wonderful balance of space, style and practicality. Perfectly positioned close to Ashton-on-Mersey Village, Sale Town Centre and a range of popular schools, this property is ideal for growing families seeking a home that combines comfort and convenience.

The property benefits from off-road parking to the front, with the addition of cabling in place for an electric car charger. Stepping inside, you are greeted by an inviting entrance hall with tasteful décor and built-in storage underneath the stairs. There is also the added benefit of a downstairs WC. The spacious living room provides a cosy and relaxing space, while the generous size dining/living area at the rear is ideal for family gatherings and entertaining, with patio doors that open out to the rear garden. Built-in storage solutions continue the home's theme of thoughtful design.

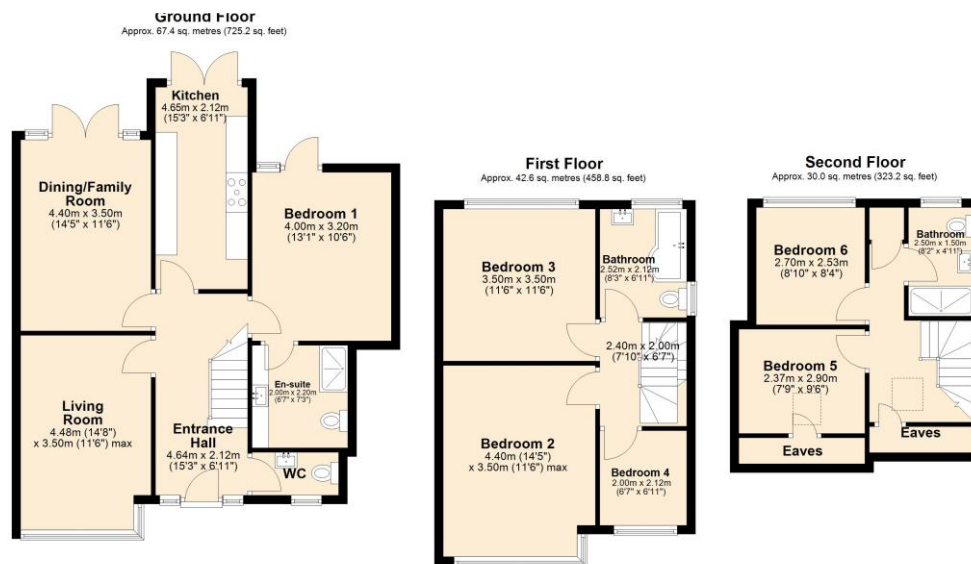
The modern fitted kitchen is beautifully appointed with a range of base and eye-level units, offering both integral and freestanding appliances. Further patio doors lead directly onto the rear garden, allowing plenty of natural light to flood the space. There is also excellent potential, subject to planning, to knock through to the adjoining dining area to create an open-plan kitchen-diner.

The ground floor also accommodates the main bedroom with ample space for furniture, complete with a stylish en suite shower room featuring a rain-head shower attachment.

On the first floor, there are three generously sized bedrooms, one currently utilised as a home office—ideal for remote working. There is also modern three-piece family bathroom. The second floor provides two additional bedrooms, one benefitting from excellent eaves storage, along with another sleek bathroom with a walk-in shower.

Externally, the south-facing rear garden is a true highlight of the home – it features a paved patio area perfect for outdoor dining, with the majority of the garden laid to lawn and surrounded by well-established trees and shrubs providing privacy.

This impressive family home offers an abundance of living space, modern comforts and a peaceful location, all within easy reach of local amenities and excellent schooling. An opportunity not to be missed.



Total area: approx. 140.0 sq. metres (1507.2 sq. feet)

- Freehold
- EPC Grade TBC
- Council Tax Band D





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