



Arnesby Avenue, Sale, M33

**Offers in excess of:
£625,000**

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This beautifully presented three double bedroom detached home is ideally located on the ever-popular Arnesby Avenue in Sale. Perfectly positioned close to Priory Woods, Worthington Park and Sale Water Park, the property also benefits from excellent access to motorway networks as well as Sale town centre, making it ideal for families and commuters alike.

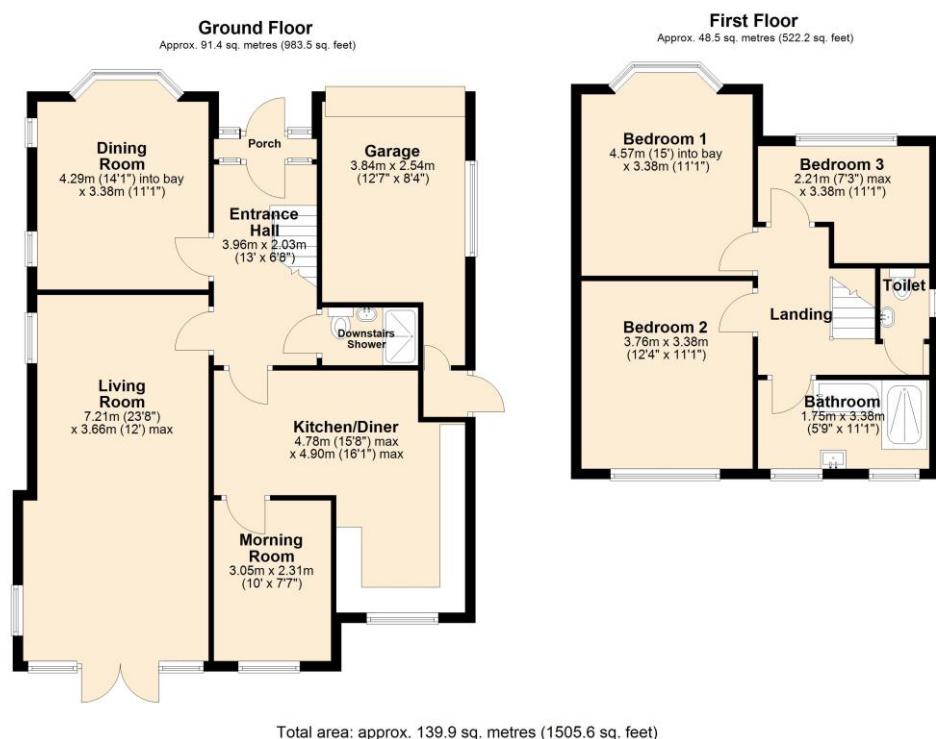
To the front, the property offers a driveway providing off-road parking and access to the integral garage. You are welcomed via a porch which leads into the main entrance hall through the original front door, featuring stunning stained glass inserts that immediately set the tone for the character and charm found throughout the home.

To the right of the entrance hall is a spacious dining room, enhanced by a bay window to the front and two additional side windows, allowing an abundance of natural light. To the rear, the impressive 23ft living room provides a fantastic space for relaxation and entertaining, complete with patio doors opening directly onto the rear garden.

The kitchen diner truly forms the heart of the home, fitted with a range of base and eye-level units and offering ample space for family dining. Just off the kitchen diner is a delightful morning room, ideal as a breakfast area or additional sitting space. Completing the ground floor is a downstairs shower room and internal access into the integral garage.

Upstairs, the property continues to impress with three generous double bedrooms. The main bathroom is fitted with a wet-room style shower, wash hand basin and bath, with the added convenience of a separate WC.

Externally, the rear garden is private and well maintained, with the majority laid to lawn and complemented by well-established borders, providing a peaceful outdoor space perfect for both relaxation and entertaining.



- Freehold
- Rent Charge – Paid Off
- Council Tax E





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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.