



**Briarlands Avenue, Sale, Trafford, M33**

**Guide Price: £500,000**

*Freehold*

## Briarlands Avenue, Sale, Trafford, M33

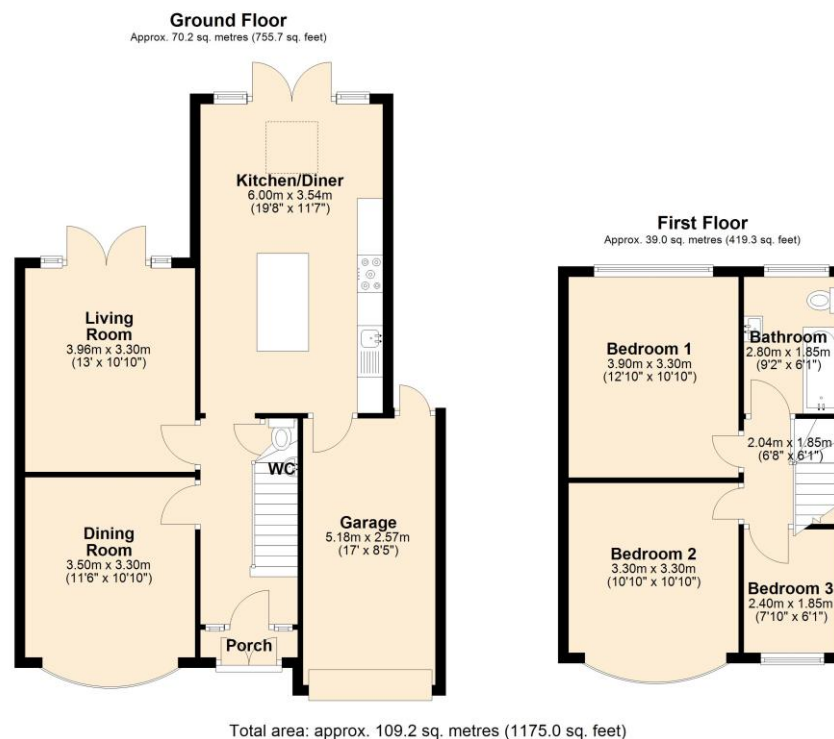
Situated in a prime position is this wonderful family home on a quiet tree lined road. Within easy reach of the Metrolink, motorway networks, Walton Park and zoned for popular schooling this really does tick all the 'Family Home' boxes.

As you approach this wonderful home you are greeted by a paved driveway providing ample off road parking for two cars. The entrance hall is lit via beautiful original stained glass inset into either side of the front door. There are two reception rooms on your left hand side. The dining room is located to the front of the property and is home to a feature fire surround and lit via a large bay window. The living room is located to the rear of the ground floor with patio doors leading to the beautiful garden. The Kitchen Diner is extended to create a brilliant space for entertaining and family dining, the kitchen area is furnished with a range of base and eye level units with wood work surfaces and space for free standing appliances, ample room for a dining table and chairs and patio doors leading to the rear garden. Just off the kitchen is internal access to garage which also offers a utility space. There is also the added benefit of a downstairs WC.

The first floor is home to THREE bedrooms and a modern family bathroom with shower over bath. Both double rooms with ample space for wardrobes and additional furniture whilst bedroom three, currently used as an office, is sufficiently sized to be used as a single bedroom.

Externally to the rear there is a beautiful South West facing garden which benefits from the sun all day with large paved patio area and the remainder laid to lawn with timber fence boundaries.

- Freehold
- EPC Grade D
- Council Tax Band D







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>81</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>64</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

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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.