



£1,500,000

36 THE AVENUE M33 4PH

£1,500,000

A TRULY UNMISSABLE OPPORTUNITY TO ACQUIRE THIS HIGHLY IMPRESSIVE FIVE BEDROOM DETACHED RESIDENCE WHICH OFFERS CIRCA 3800-SQFT OF BEAUTIFULLY FINISHED LIVING SPACE ARRANGED OVER TWO FLOORS AND FORMS PART OF WHAT IS ARGUABLY THE MOST SOUGHT AFTER LOCATION IN SALE AREA.

This amazing family home has been remodelled and refurbished to a standard that is rarely seen with no expense being spared during the process. The property features FIVE DOUBLE bedrooms three with en-suite, a huge open plan living/dining kitchen, breathtaking entrance hallway with galleried landing, separate utility, double garage and ample off road parking.

Situated on 'The Avenue' arguably the most sought after location within the Sale area which puts the property within easy reach of Sale Town Centre and falls within the catchment area of the highly regarded schools Trafford is renowned for including Sale Grammar School and Ashton-on-Mersey School.

In brief the accommodation comprises: grand entrance hallway, home office with glazed entry, cloak room, downstairs WC, large lounge with window to the front aspect, playroom/second reception, incredible open plan living/dining kitchen with sliding doors to the rear and a spacious double bedroom with en-suite shower room. To the first floor there are four further double bedrooms three of which feature en-suite shower rooms. The master bedroom itself as well incorporating an en-suite also enjoys bespoke fitted furniture. There is also a very well appointed family bathroom. Externally there are gardens to three sides and a block paved driveway which gives access to the double garage and also provides off road parking for numerous vehicles.



KEY FEATURES



KEY FEATURES



DIMENSIONS



Additional



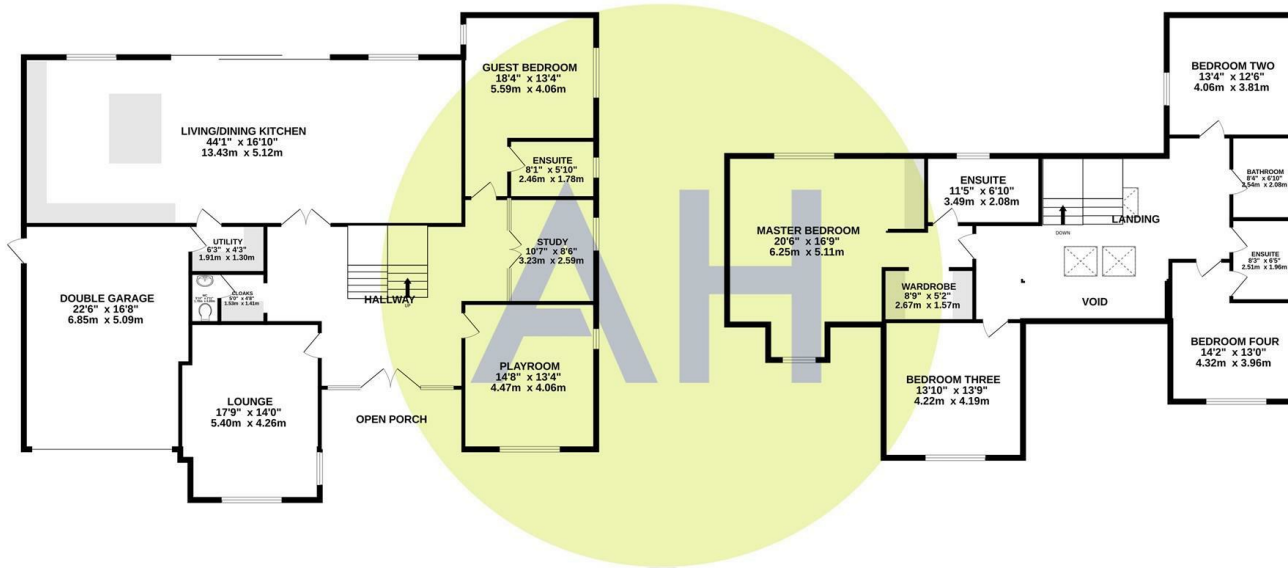
LOCATION





GROUND FLOOR
2375 sq.ft. (220.7 sq.m.) approx.

1ST FLOOR
1459 sq.ft. (135.5 sq.m.) approx.



TOTAL FLOOR AREA: 3834 sq.ft. (356.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.