



**1 BRENCON AVENUE, M23 9HL**  
**£450,000**



## DESCRIPTION

A BEAUTIFULLY PRESENTED AND CONSIDERABLY LARGER THAN AVERAGE THREE BEDROOM SEMI-DETACHED WHICH ENJOYS A LARGE SOUTH WEST FACING GARDEN PLOT AND OFFERS OVER 1100 -SQFT OF LIVING SPACE ARRANGED OVER TWO FLOORS.

This highly attractive FREEHOLD property forms part of a quiet Cul-De-Sac location and benefits from an extended lounge/dining room with bi-folding doors and skylight windows, generously proportioned rooms throughout, a useful downstairs WC, period features including stained glass, modern central heating courtesy of a 'Worcester' combination boiler, stylish fitted furniture to all three bedrooms and a large part boarded loft space which is currently used for storage but would lend itself well to conversion.

The property forms part of a popular and quiet Cul-De-Sac location just off Brooklands Road which puts the property within easy reach of excellent transport links, Sale Town Centre, Timperley Village and the popular market town of Altrincham.

Viewings are highly recommended to appreciate the size and quality of accommodation on offer!

## KEY FEATURES

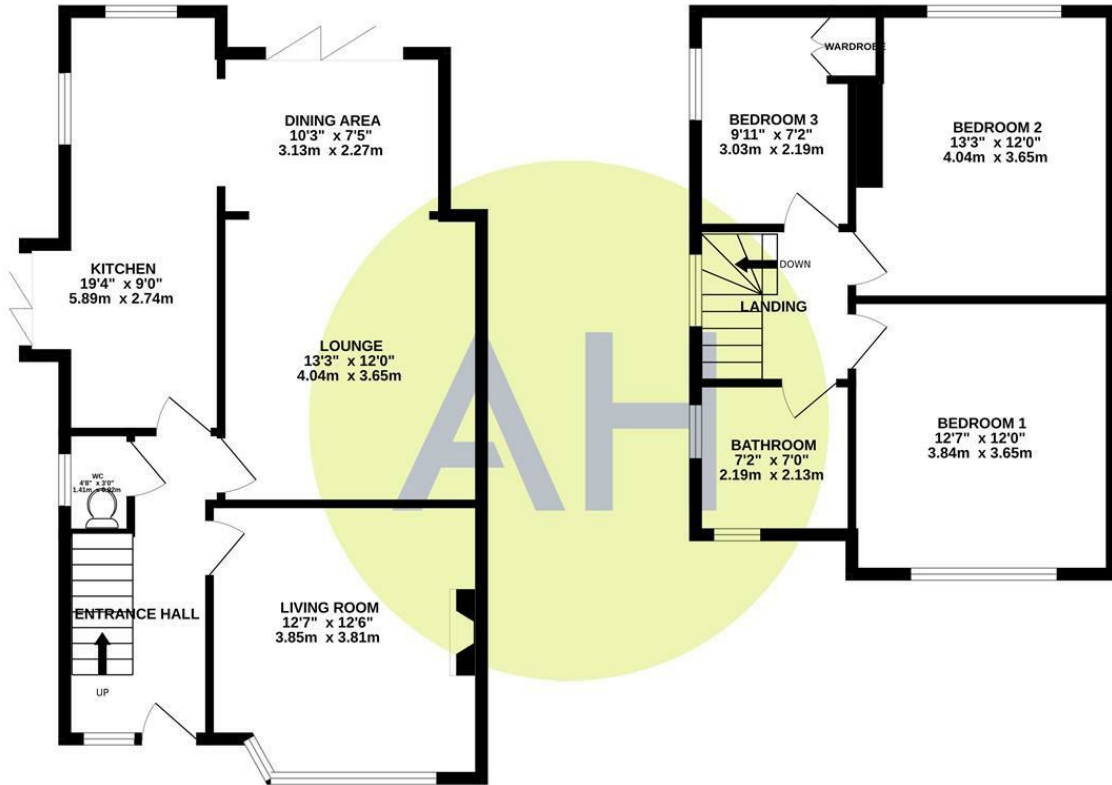
- Highly attractive three bedroom semi-detached
- Considerably larger than average at over 1100-SqFt
- Larger SOUTH WEST facing rear garden
- Extended lounge/dining room with bi-folding doors
- All bedrooms complete with fitted wardrobes
- Quiet Cul-De-Sac location
- Large loft perfect for storage or conversion
- Freehold





GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.

1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 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.

Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
 WWW.ASHWORTHHOLME.CO.UK

