



ASHWORTH HOLME
Sales · Lettings · Property Management



58 AVONLEA ROAD, M33 4HZ
£560,000



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1



2



DESCRIPTION

SPACIOUS 1242 SQ FT THREE-BEDROOM DETACHED HOME WITH LARGE REAR GARDEN.

Built in 1934, this larger-than-average 1,242 sq ft three-bedroom detached home offers an excellent opportunity for families. Situated in a sought-after location renowned for its outstanding schools, including Ashton-on-Mersey Secondary School and Tyntesfield Primary, the property is well-maintained and offers fantastic potential for further extension, as seen with many similar homes in the area.

Internally, the accommodation is well-proportioned and benefits from gas central heating and double glazing throughout. The ground floor features an entrance porch, two spacious reception rooms, a kitchen with space for a dining table, and a convenient downstairs WC. Upstairs, there are three generously sized double bedrooms, a family bathroom, and useful eaves storage accessible from both the bathroom and bedroom three. Externally, the property boasts a large rear garden, perfect for families and outdoor entertaining, along with ample off-road parking to the front and a single garage.

Sale is a thriving and well-connected town, offering an array of excellent local schools and a fantastic range of amenities. The town centre is home to a mix of independent shops, bars, and restaurants, alongside larger stores such as Sainsbury's and Marks & Spencer. With outstanding transport links, including the Metrolink and easy access to the motorway network, Sale continues to be a highly desirable place to live.

A fantastic family home with excellent scope for development—early viewing is highly recommended!

KEY FEATURES

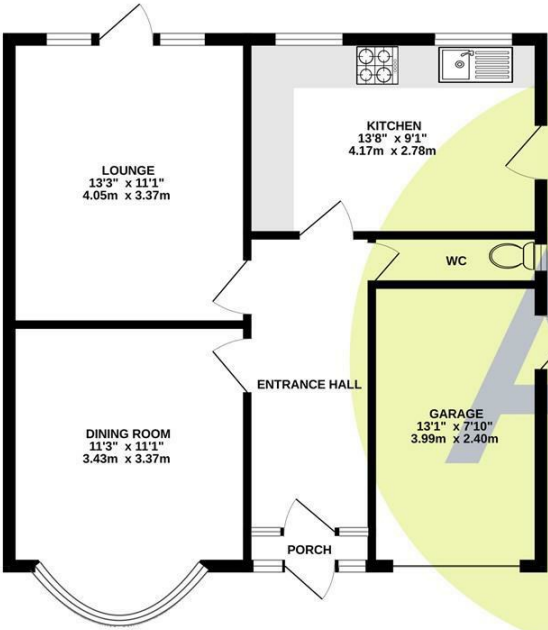
- 1242 sq ft bay fronted detached home
- Three double bedrooms
- Excellent potential to extend
- Ample parking & single garage
- Built in 1934
- Two spacious reception rooms
- Large rear garden laid to lawn
- Sought-after location near top schools



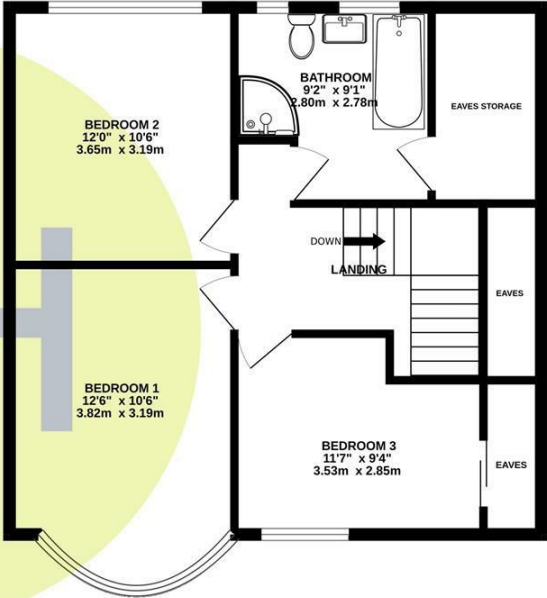




GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK



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.