



ASHWORTH HOLME
Sales · Lettings · Property Management



6 RUSSELL AVENUE, M33 2ET
£375,000



3



1



2



DESCRIPTION

Best & Final Offer Deadline on Thursday 10th April 2025
No more viewings taking place

TRADITIONAL THREE-BEDROOM SEMI-DETACHED HOME IN A SOUGHT-AFTER CUL-DE-SAC WITH A LARGE REAR GARDEN AND VIEWS OF THE CRICKET PITCH!

Situated in a highly desirable cul-de-sac just off Clarendon Crescent, this freehold home offers fantastic potential for modernisation. The location is ideal, within walking distance of Sale Town Centre, while Dane Road Metrolink Station, Worthington Park, and Priory Woods are also close by.

The property retains many charming original features, including an elegant fireplace, original internal doors, a beautiful bannister, a cast iron drainpipe at the side, and parquet flooring in the extended rear lounge. Warmed by gas central heating and double glazing throughout.

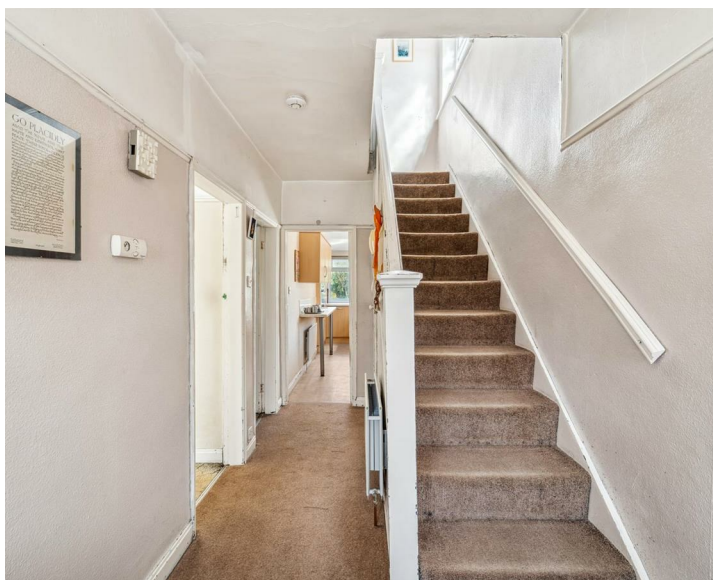
The accommodation comprises an entrance porch, entrance hallway, a spacious dining room with a bay window to the front aspect, an extended lounge to create additional living space. An extended kitchen completes the ground floor. Upstairs, there are three well-proportioned bedrooms and a shower room.

Externally, the generous rear garden is mainly laid to lawn with mature shrubs and is enclosed by panel fencing. A gate at the back of the garden provides access to a right of way.

KEY FEATURES

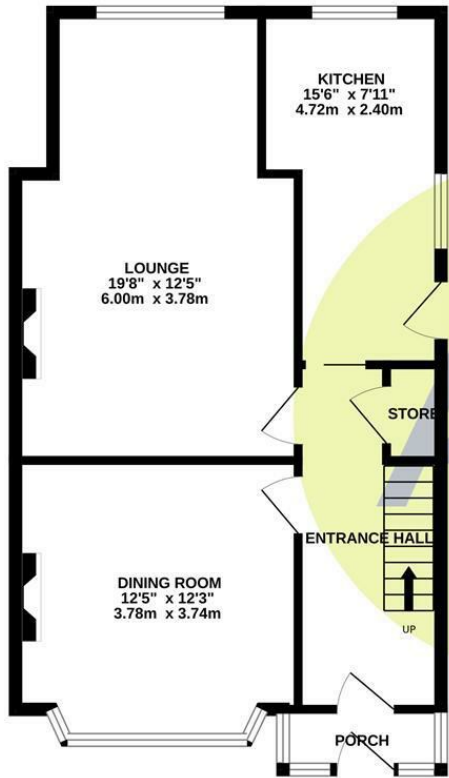
- Traditional three bed semi-detached
- Large mature gardens to the rear
- Excellent scope for development
- Freehold-A hassle free purchase
- Sought-After Cul-De-Sac Location
- Driveway & detached garage
- Walking distance of Sale & the Metrolink
- No onward chain



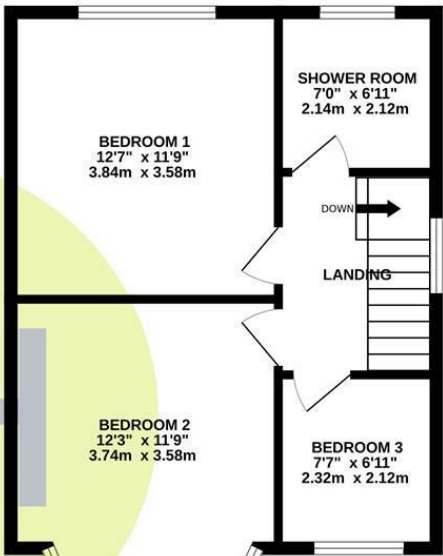




GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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.