



**£795,000**

## DESCRIPTION

AH

### 49 WILFORD AVENUE M33 3TH

**£795,000**

AN EXCITING AND TRULY RARE OPPORTUNITY TO PURCHASE THIS 1652 SQFT SEMI-DETACHED FEATURING A 200FT REAR GARDEN, BREATHTAKING OPEN PLAN DINING KITCHEN, STUNNING ORANGERY, MASTER BEDROOM WITH BALCONY AND A HIGHLY SOUGHT-AFTER CUL-DE-SAC LOCATION.

This highly impressive three double bedroom semi-detached occupies a substantial plot with large, established and private gardens to both the front and rear. The property would make an ideal family home, ticking all the boxes of the discerning purchaser with its combination of traditional reception rooms and modern open plan living spaces. Since taking ownership, the current vendors have transformed the accommodation into one of the most impressive homes we have seen in recent times – one which must be viewed to be fully appreciated!

The improvement works include a large ground floor extension creating the contemporary open plan dining kitchen which opens into the recently constructed orangery, enjoying long-reaching views over the rear gardens. A newly built garden room sits at the far end of the garden, making an ideal home office, studio or teenager's hangout.

Situated on Wilford Avenue, a quiet cul-de-sac, the property lies within the catchment area for both Brooklands Primary School and Ashton-on-Mersey Secondary School.

In brief the accommodation comprises: open oak-framed entrance porch, entrance hallway, downstairs WC, lounge with bay window and wood burning stove, extended family living room, open plan dining kitchen fitted with quality units, granite work surfaces and integral appliances, open to the orangery with lantern roof. To the first floor are three bedrooms, the master giving access to a balcony and the second double serviced by an en-suite shower room. There is also an outstanding family bathroom. Externally, the 200ft established rear garden is mainly laid to lawn with an initial patio area. To the front are further gardens and a large driveway.



# KEY FEATURES

AH

- Three double bedroom semi-detached
- Presented to the very highest of standards
- Contemporary open plan dining kitchen
- Established and private 200Ft rear garden
- Forming part of a sought after Cul-De-Sac
- Catchment area for outstanding schools
- Master bedroom with balcony
- Recently constructed orangery
- Large double height garden room
- Off road parking for multiple vehicles



## KEY FEATURES

AH



A superb opportunity to acquire this outstanding three double bedroom semi-detached which forms part of a highly sought after location within the catchment area for the highly regarded schools Trafford is renowned for including Ashton-on-Mersey Secondary School and the ever popular Brooklands Primary School.



# DIMENSIONS

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## Ground Floor

### Open Porch

### Hallway

### WC

### Living Room

23'0" x 11'5"

### Lounge

13'5" x 11'5"

### Dining Kitchen

17'1" x 26'2"

### Orangery

15'5" x 10'8"

## First Floor

## Landing

### Bedroom One

13'0" x 11'5"

### Balcony

### Bedroom Two

13'9" x 11'6"

### Bedroom Three

15'11" x 9'0"

### En-Suite

2'6" x 2'4"

### Family Bathroom

9'5" x 6'0"

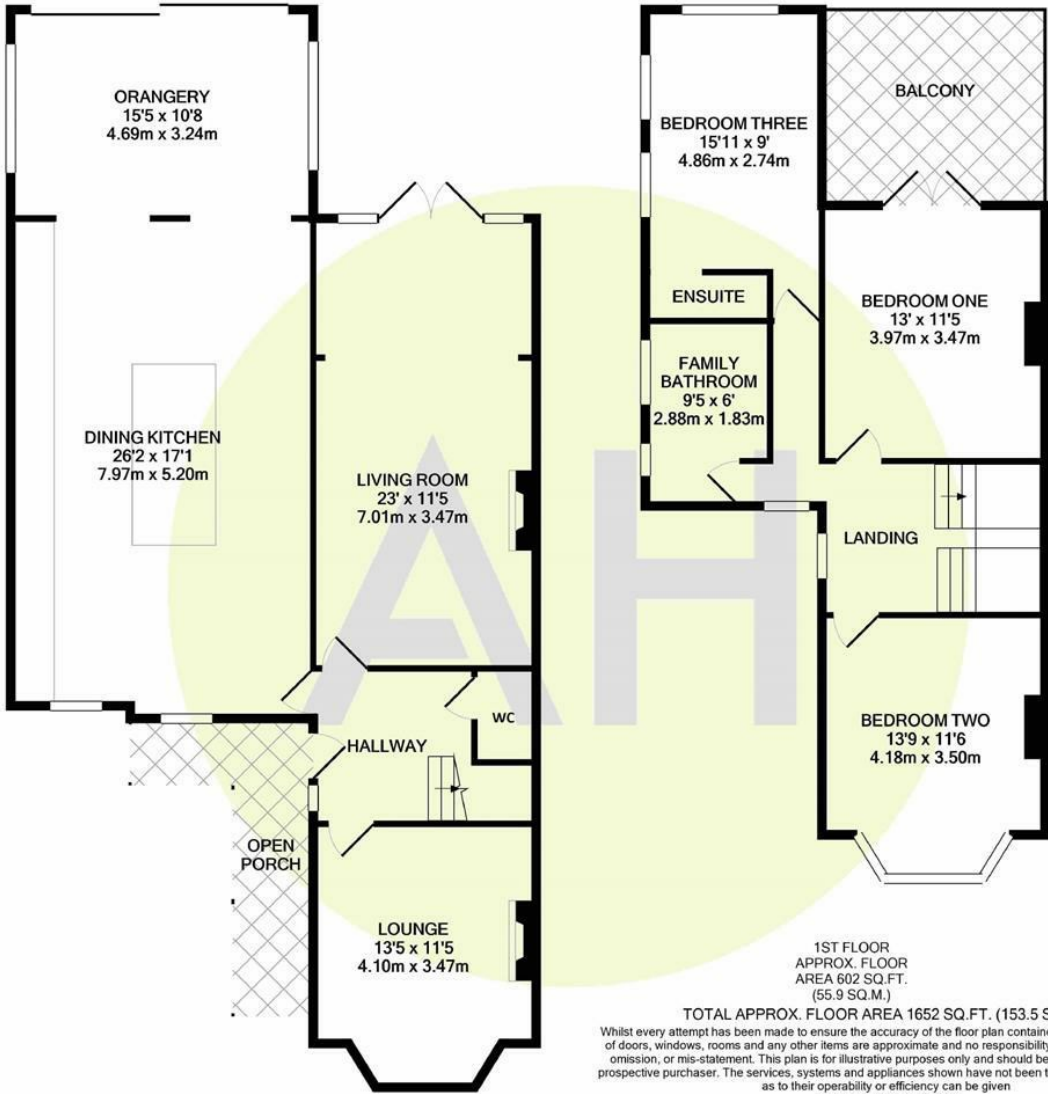
## Externally



## LOCATION

Sale is a vibrant town, having a good choice of local stores with both Tesco and Sainsbury's represented along with M&S Food. There are a good number of restaurants and eateries within walking distance and many more a short drive away. The M60 Manchester orbital motorway passes conveniently along the northern boundary of the town and a number of nearby junctions provide easy access to the remainder of the North West Motorway Network. The Trafford Centre with Selfridges, Debenhams, John Lewis and Marks & Spencer, along with a huge variety of clothing and other stores with its Multiplex Cinema Complex, is within easy reach. Manchester City Centre with its regional facilities including theatre and arts, as well as specialist shopping is also close by as is Manchester International Airport with its many worldwide direct connections. Trafford MBC is well known for its excellent education facilities and there are several good schools situated nearby.

FLOOR PLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA 1050 SQ.FT.  
(97.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 <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 |           |



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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.