



## **7 AYSGARTH CLOSE, M33 5ZA** £500,000





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#### **DESCRIPTION**

AN ATTRACTIVE THREE-BEDROOM DETACHED HOME WITH CONSERVATORY AND PRIVATE GARDEN, OFFERED WITH NO ONWARD CHAIN.

Tucked away in a peaceful cul-de-sac just off Moss Lane, this beautifully presented home offers bright, family-friendly accommodation in a prime Sale location, with popular local schools, excellent motorway connections and the town centre all within easy reach.

Recently redecorated in a fresh, neutral palette, the property is ready to move straight into, allowing a new owner to add their own personal touch over time.

On arrival you are greeted by a smart block-paved driveway, a neatly maintained lawn and access to the integral garage. The welcoming entrance hallway opens into a spacious bay-fronted living room, filled with natural light. Double doors connect to the dining area, which in turn flows into a well-appointed fitted kitchen. From here, French doors open into a striking conservatory with a lantern-style glass roof, creating a superb year-round living space with direct access to the garden.

Upstairs, there are three well-proportioned bedrooms. The main bedroom includes fitted furniture and a private en-suite, while the second is a generous double with built-in wardrobes. The third bedroom is a comfortable single, perfect for a nursery, home office or guest room, and is served by the main family bathroom. Externally, the rear garden provides a peaceful and private retreat, mainly laid to lawn with paved seating areas, mature planting and rear access to the garage. Whether relaxing with a morning coffee or entertaining friends on a summer evening, this space offers excellent versatility.

### **KEY FEATURES**

- Modern three-bedroom detached home
- · Modern open plan dining kitchen
- · Master bedroom with En-Suite
- Garage & driveway

- · Spacious bay fronted living room
- Beautiful conservatory with garden access
- Stunning, mature rear garden laid to lawn
- No onward chain











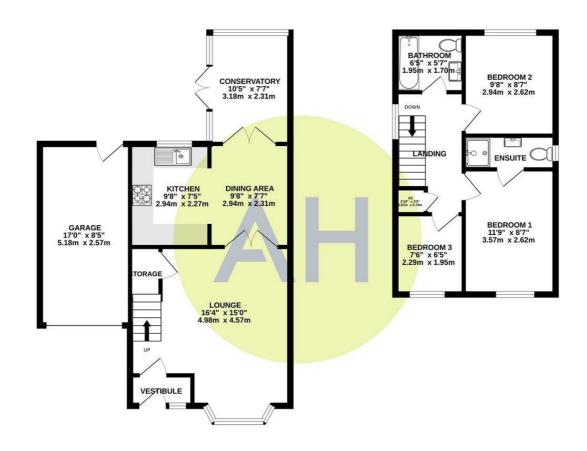






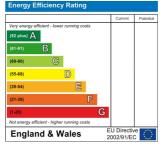


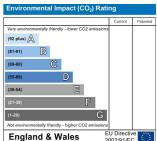
GROUND FLOOR 598 sq.ft. (55.6 sq.m.) approx. 1ST FLOOR 368 sq.ft. (34.2 sq.m.) approx.



#### TOTAL FLOOR AREA: 966 sq.ft. (89.8 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, sooms and any other items are approximate and no responsibility is taken for any entry, omission on mis-statement. This plan is for illustrative purposes only and bould be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to the license; can be given by the properties of the







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