



24 FIRTREE AVENUE, M33 5RH
£385,000



DESCRIPTION

AN INCREDIBLY WELL PRESENTED THREE DOUBLE BEDROOM DETACHED RESIDENCE WHICH OFFERS IN EXCESS OF 1200SSQFT OF IMMACULATE LIVING SPACE ARRANGED OVER TWO FLOORS AND BOASTS A SUBSTANTIAL CORNER GARDEN PLOT. This stunning family home definitely needs to be viewed in order to fully appreciate all it has to offer. The property features a highly impressive dining kitchen, useful downstairs shower room/WC, separate utility and an additional reception room which would suit a variety of uses including a fourth bedroom or a large home office. Forming part of a quiet and sought after location close to bus routes and just a short distance from Sale Town Centre. Warmed by gas central heating and double glazing. In brief the accommodation comprises: Entrance porch, entrance hallway, downstairs shower room/WC, large living room with sliding patio doors to the rear, stunning open plan dining kitchen with skylight window and double doors providing garden access, separate utility room and a further reception room suitable for a variety of uses. To the first floor there are THREE DOUBLE BEDROOMS and a family bathroom. Externally to the rear there is a private enclosed garden which is mainly laid to lawn with an initial decked seating area and well stocked borders. To the front there is a further garden and driveway providing ample off road parking.

KEY FEATURES

- Three double bedroom detached
- Large ground floor extension
- Useful downstairs shower room/WC
- Private rear garden with decked seating area
- Presented to an incredibly high standard
- Beautiful dining kitchen with garden access
- Large driveway
- Separate utility room





'A beautifully presented three bedroom detached which has been extended to the ground and forms part of a much sought after location'

DIMENSIONS

Ground Floor

Entrance Porch

Entrance Hallway

Shower Room/WC

Living Room

24'1" x 11'4" (7.34 x 3.45)

Dining Kitchen

18'9" x 9'9" (5.72 x 2.97)

Utility Room

9'0" x 2'8" (2.74 x 0.81)

Study/Play Room

13'11" x 9'0" (4.24 x 2.74)

First Floor

Landing

Bedroom One

13'7" x 8'9" (4.14 x 2.67)

Bedroom Two

9'8" x 9'7" (2.95 x 2.92)

Bedroom Three

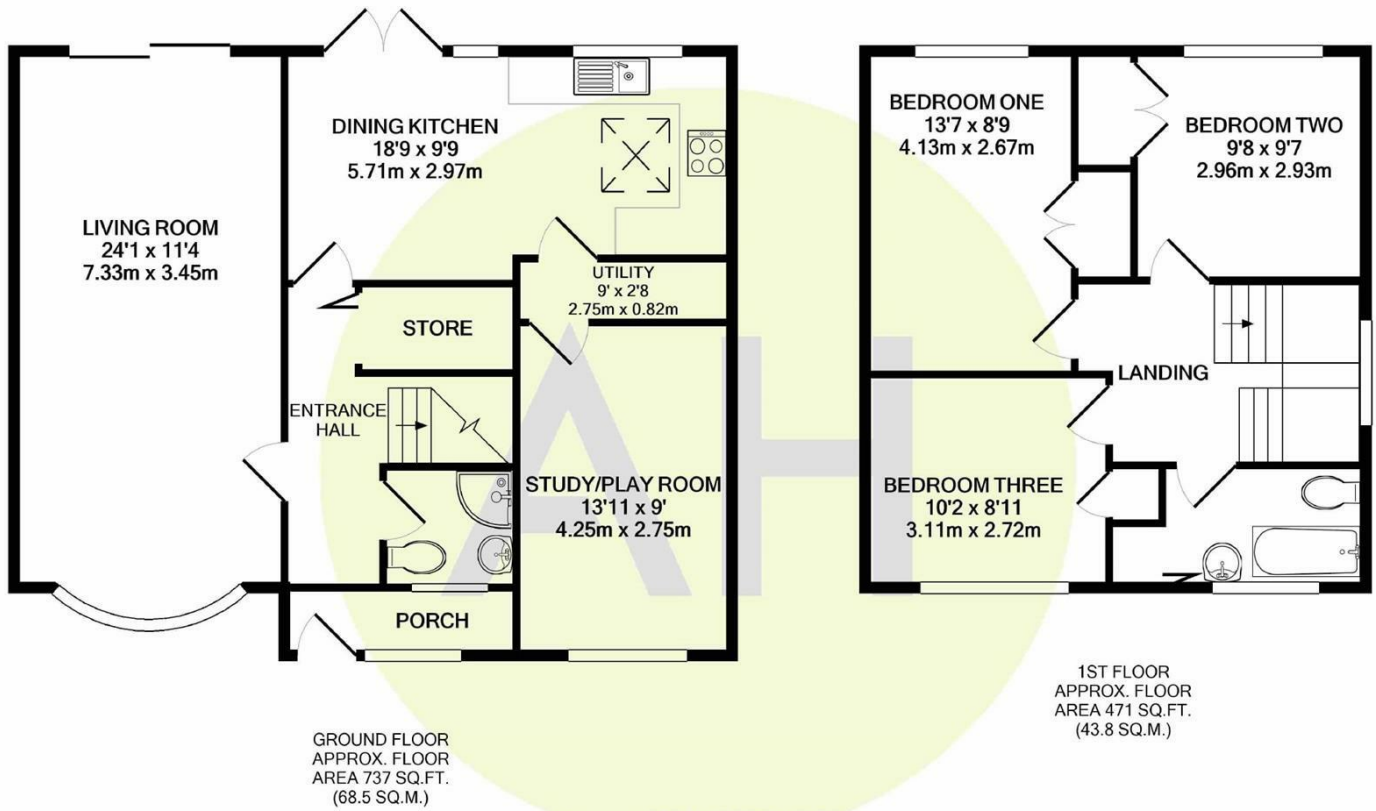
10'2" x 8'11" (3.10 x 2.72)

Bathroom

Externally

Rear Garden

Front Garden



TOTAL APPROX. FLOOR AREA 1208 SQ.FT. (112.2 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 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			
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Not environmentally friendly - higher CO ₂ emissions			
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