

ANY
PART EXCHANGE
WELCOME



Penryn Avenue
Sale, M33 3PG

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Penryn Avenue, Sale, M33 3PG

A Stunning 1930s Detached Family Home in a Sought-After Location

Situated on a peaceful road, this fabulous five-bedroom, three-bathroom detached home spans three floors, offering generous and versatile living space. Within the catchment area for highly regarded schools, including Brooklands Primary, Sale Grammar and Altrincham Grammar, this property is in move-in condition and perfectly located for family life.

Convenience is key, with a local Co-op on Maple Road, just a two-minute walk away. As well as easy access to Brooklands Metrolink, and nearby amenities such as Sale Leisure Centre, and Brooklands Leisure Centre. Excellent bus routes provide seamless transport links, with Altrincham just a short distance away.

On arrival, you'll have a welcoming entrance and appreciate the spacious driveway, accommodating up to three cars. A large, practical porch keeps the beautifully engineered hardwood-floored hallway free from coats and shoes, ensuring a tidy entrance. To the right, a stylish and well-proportioned ground-floor bedroom with an en-suite overlooks the front of the property. This versatile space is ideal for guests, elderly relatives, or as a home office. To the left, the elegant lounge boasts a large bay window, plush carpets, and a modern electric fireplace, creating a cosy yet sophisticated setting to unwind in the evening.

At the heart of the home is a bright and expansive open-plan kitchen, dining, and family area. The kitchen is beautifully appointed with granite worktops and a striking breakfast bar—perfect for casual meals or socialising—and high-quality integrated Bosch appliances, including a dishwasher, microwave, and double oven. A five-ring gas hob with extractor, a pull-out pantry, and a Franke boiling water tap with waste disposal add both luxury and practicality. Ample plug sockets and USB points ensure convenience, while remote-controlled ambient lighting complements the sleek spotlights.

Adjacent to the kitchen, a generous utility room with side garden access provides additional storage and practicality. Underfloor heating extends throughout the kitchen, dining and family room open space, creating a warm and inviting atmosphere.

The spacious dining area, ideal for family meals and entertaining, features bi-fold doors with built-in blinds, seamlessly connecting the indoor and outdoor spaces. The adjoining family/lounge area benefits from an integrated ceiling sound system—ready to be connected to an amplifier—making it a perfect setting for movie nights or entertaining guests.







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Beyond this, a sun-filled conservatory offers a tranquil retreat for quiet moments for those cup of tea or coffee reading moments, overlooking the beautifully maintained, private rear garden. The outdoor space is a true sanctuary, with a lush lawn, mature plants, and a well-positioned patio—perfect for summer barbecues or evening gatherings. Ascending to the first floor, you'll find four well-proportioned bedrooms, all with fitted wardrobes. The principal bedroom enjoys serene views over the rear garden and benefits from a sleek en-suite with an electric shower. A second bedroom at the front of the house features a charming bay window, while the remaining two bedrooms—one currently used as a study—offer flexibility to suit your family's needs. The stylish, fully tiled family bathroom, located at the top of the stairs, provides the perfect space to unwind, featuring modern fixtures and a luxurious feel. A second staircase leads to a characterful loft conversion with exposed beams, offering a large, additional, versatile space. Currently utilised as a TV/gaming area and storage, presenting endless possibilities, from a playroom to a private home office. This exceptional property combines timeless 1930s charm with modern functionality, making it an ideal choice for families seeking both space and style. Viewing is highly recommended to truly appreciate all this wonderful home has to offer.



The Current Owners Love:

- Our home is spacious, vibrant with a lot of sunshine
- It gives positive vibes and energy
- An excellent family home where we have created some great memories together

We Have Noticed:

- This family home is positioned on a Desirable, Quiet road
- A Generous Plot- good value for money
- Within catchment for excellent schools and close to all transport links





Key Features:

- Any part exchange welcome
- Stunning 1930s Detached Home – Five bedrooms, three bathrooms, spanning three spacious floors
- Prime Location – Situated on a quiet, no-through road with excellent neighbours and walking distance to nearby amenities
- Excellent Transport Links – Close to Brooklands Metrolink, bus routes, and motorway links
- A versatile Open-Plan Kitchen/Diner/Family Room with bi fold doors leading out into the garden and a handy conservatory and the back of the house
- Large, mature sun filled private and secure garden
- Loft Conversion – a large space currently used as a TV/gaming space and storage

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 2086

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

Living Room 13'0" x 11'0" (3.96m x 3.35m)

Utility Room 6'0" x 4'0" (1.83m x 1.22m)

Bedroom 5 15'0" x 11'0" (4.57m x 3.35m)

Ensuite 7'0" x 3'0" (2.13m x 0.91m)

Kitchen 18'0" x 17'11" (5.49m x 5.46m)

Family Room 18'0" x 11'0" (5.49m x 3.35m)

Conservatory 14'0" x 11'0" (4.27m x 3.35m)

Bedroom 1 12'0" x 11'11" (3.66m x 3.63m)

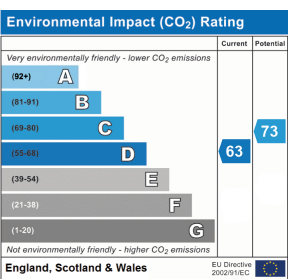
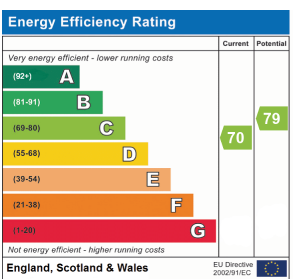
Ensuite 6'0" x 4'7" (1.83m x 1.4m)

Bathroom 7'5" x 6'0" (2.26m x 1.83m)

Bedroom 3 11'0" x 11'0" (3.35m x 3.35m)

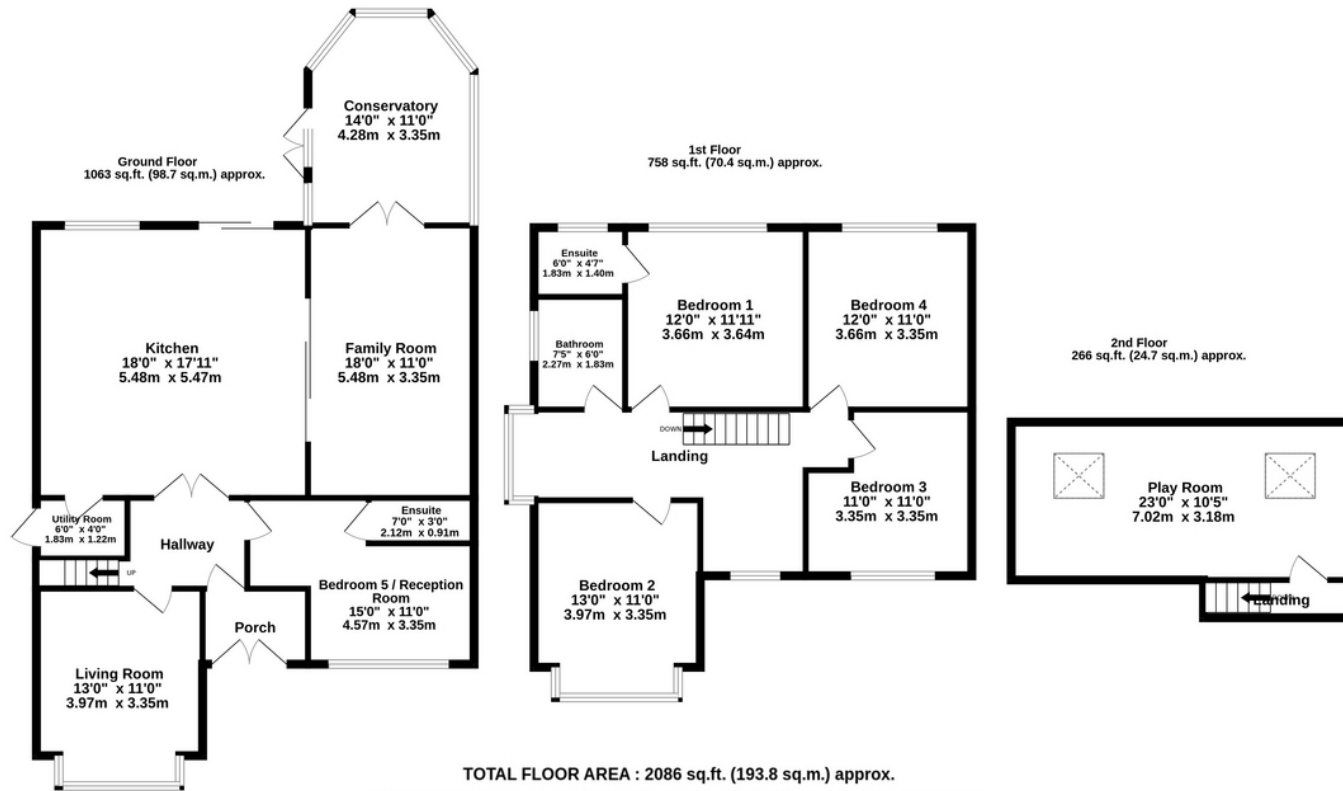
Bedroom 2 13'0" x 11'0" (3.96m x 3.35m)

Playroom 23'0" x 10'5" (7.01m x 3.18m)





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY.. HASSLE FREE.



TOTAL FLOOR AREA : 2086 sq.ft. (193.8 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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