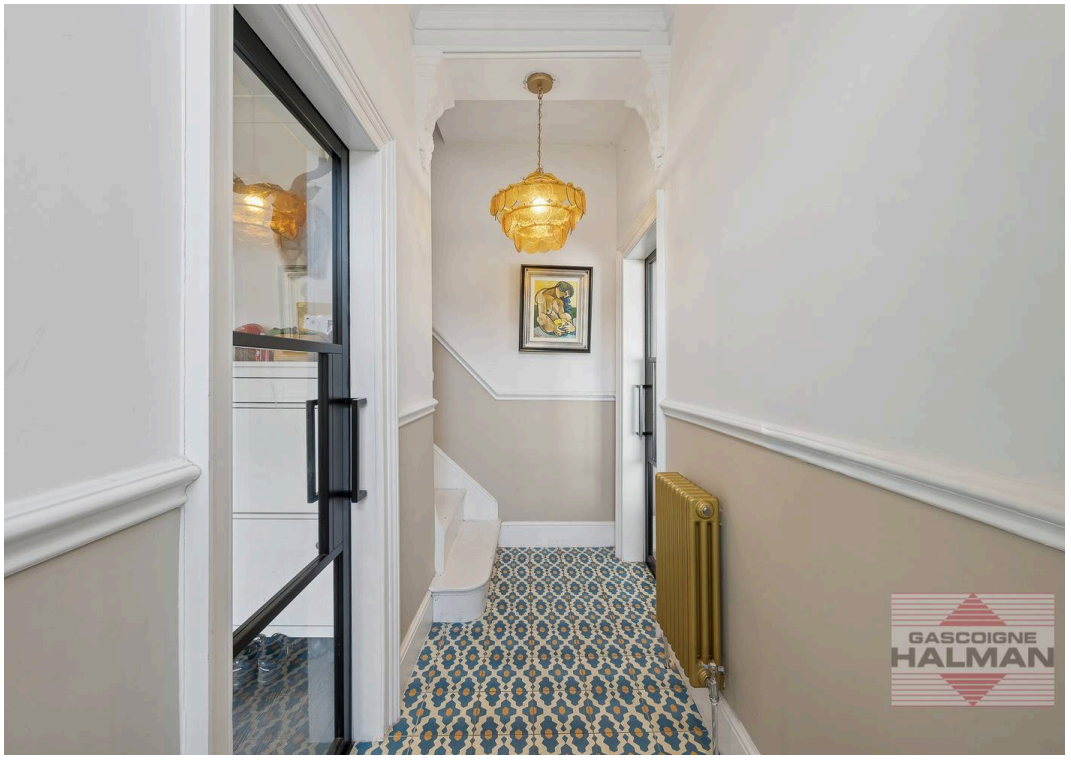
9 Greenhill Avenue, Sale

Sale

Guide Price £875,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY



9 Greenhill Avenue

Sale

An Intelligently remodelled and substantially extended double fronted detached house, complemented by a tastful contemporary theme spanning three versatile floors, with five reception rooms, open plan living/ dining kitchen, and four bedrooms, with a striking landscaped private rear garden, with an idyllic backwater cul-de-sac position close to Sale, popular schools, and key transport links.
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Comprehensively enhanced and intelligently remodelled double-fronted period detached family home
- Cul-de-sac position within convenient reach of Sale ad renowned local schools
- Fully converted multi-chamber cellar consisting three versatile rooms, shower room and storage
- Three double bedrooms to the first floor
- Large secluded rear garden
- Thoughtfully designed layout over three floors

9 Greenhill Avenue

Sale

An impressive and unique example of a comprehensively enhanced, largely extended, and intelligently remodelled double-fronted period detached, combining charming period features with stylish contemporary elegance, with an extensive versatile layout, occupying a private backwater cul-de-sac position within easy reach of Sale, popular schools, convenient transport links, and only a short stroll to idyllic countryside and canal walks.

Upon approach the home enjoys an elevated setting in a wide plot with striking double-fronted rendered façade and contrasting anthracite upvc windows, setting the tone for the impressive theme throughout.

Stepping inside, you are greeted by a welcoming entrance hall exuding a charming blend of original features and sympathetically appointed tasteful detailing including dado rails, corbles, cornincing, patterned tiled floor and crittal-style internal doors. Off the hall are two well sized separate reception rooms, with one being a play room and the larger of the two being the formal living room, complete with floor-to-ceiling window and stylish contrasting décor,

YOU
COOK,
I WILL
DRINK
WINE

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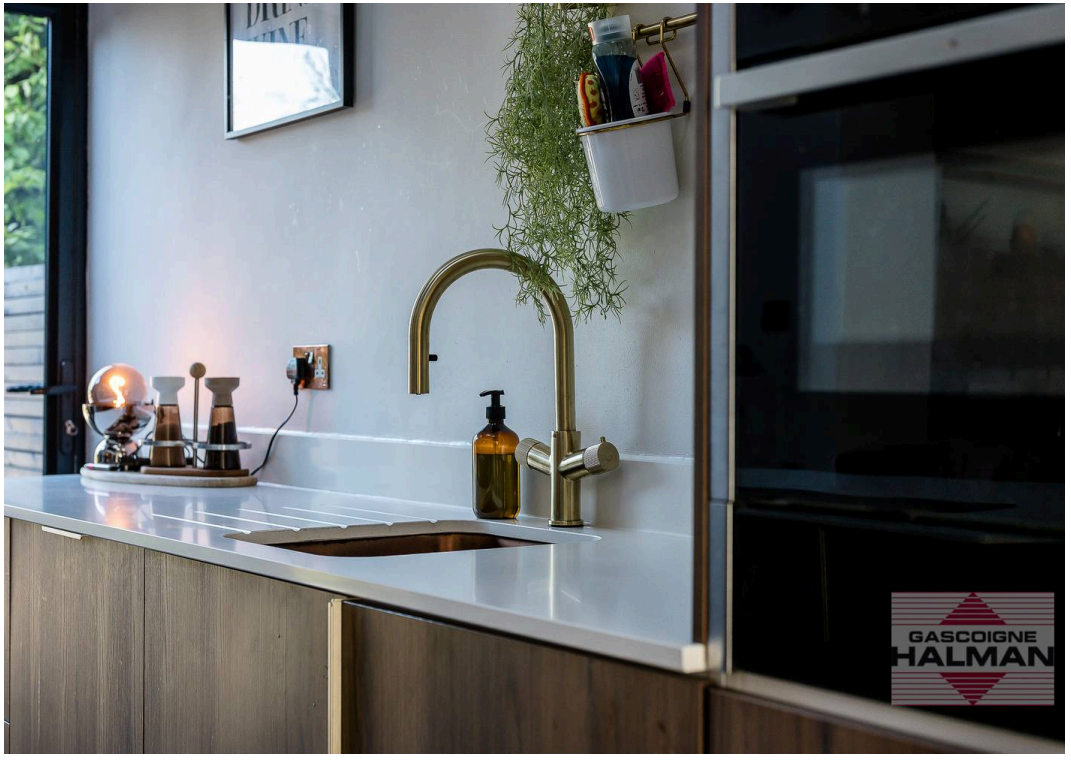
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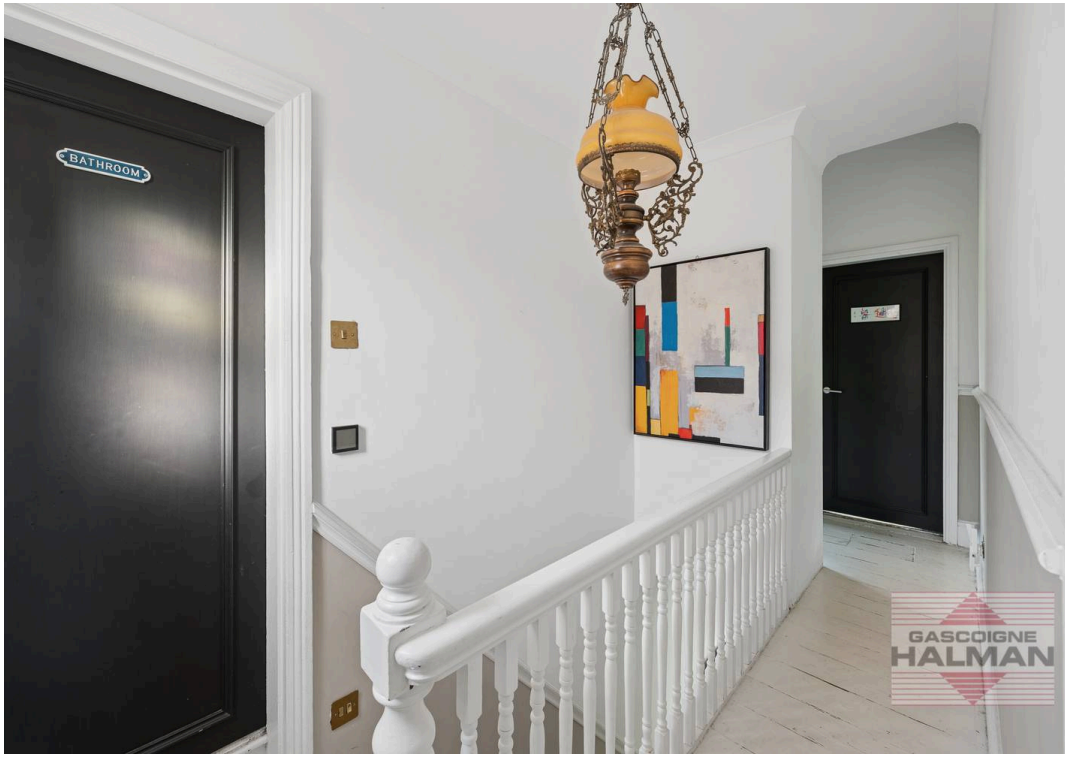
Flowing seamlessly via twin crittal doors into the heart of the property; the expansive open-plan living/ dining kitchen. Beginning with a large dining area with feature fireplace with exposed brick, polished concrete-style tiled flooring leads to the open plan refitted two-tone kitchen, boasting a tasteful three-tone design with gold detailing, feature island with breakfast bar, integrated appliances, bi-folding doors, and an inspiring vaulted ceiling with exposed brick feature wall. Off the kitchen is an impressive, recessed living room with central contemporary fireplace and inbuilt alcove storage, whilst there is also a charming orangery-style extension off the dining room twinning as a sitting room or home office overlooking the beautifully landscaped rear garden. Off the hall is also a separate study, utility room, and ground floor shower room.

The home benefits from a vast, fully converted multi-chamber cellar consisting of three large versatile rooms, twinning as bedrooms or reception rooms, with an additional fourth room being a useful storage room, and a stylish shower room. The basement level complements the property's layout fantastically well and has been designed to enable hugely flexible living areas that adapt seamlessly to modern family demands and lifestyles.


BATHROOM

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To the first floor are three well-proportioned double bedrooms each enjoying soothing colour palettes, whilst the family bathroom enjoys an exceptional quality finished, complete with a period-inspire four-piece suite, with standalone bath tub, separate, gold detailing, patterned tiled flooring, and panelled walls.

Externally the home enjoys an immaculately landscaped rear garden, complete with stylish split areas, with the front half being a formal contemporary large patio seating area complete with stylish stone tiling maturely planted walled beds, with modern fenced boundaries and brick-built outdoor kitchen area. A secluded lawned garden is found to the rear with raised base for shed, whilst there is also raised decked seating area directly off the kitchen.

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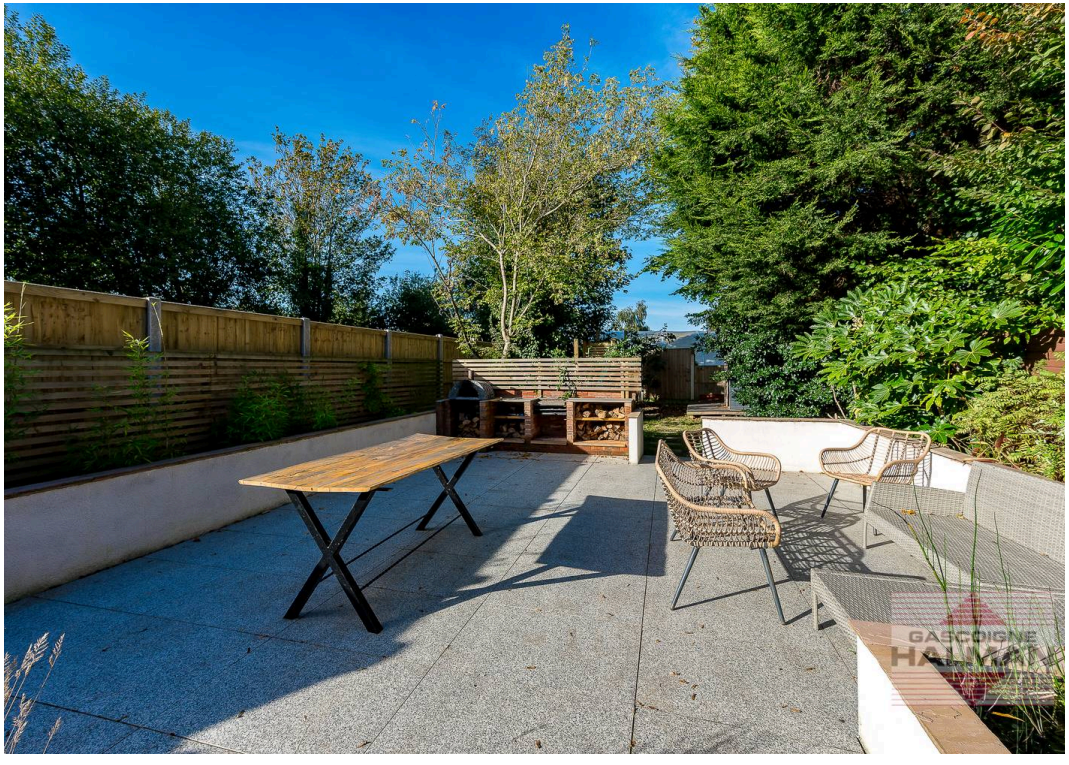
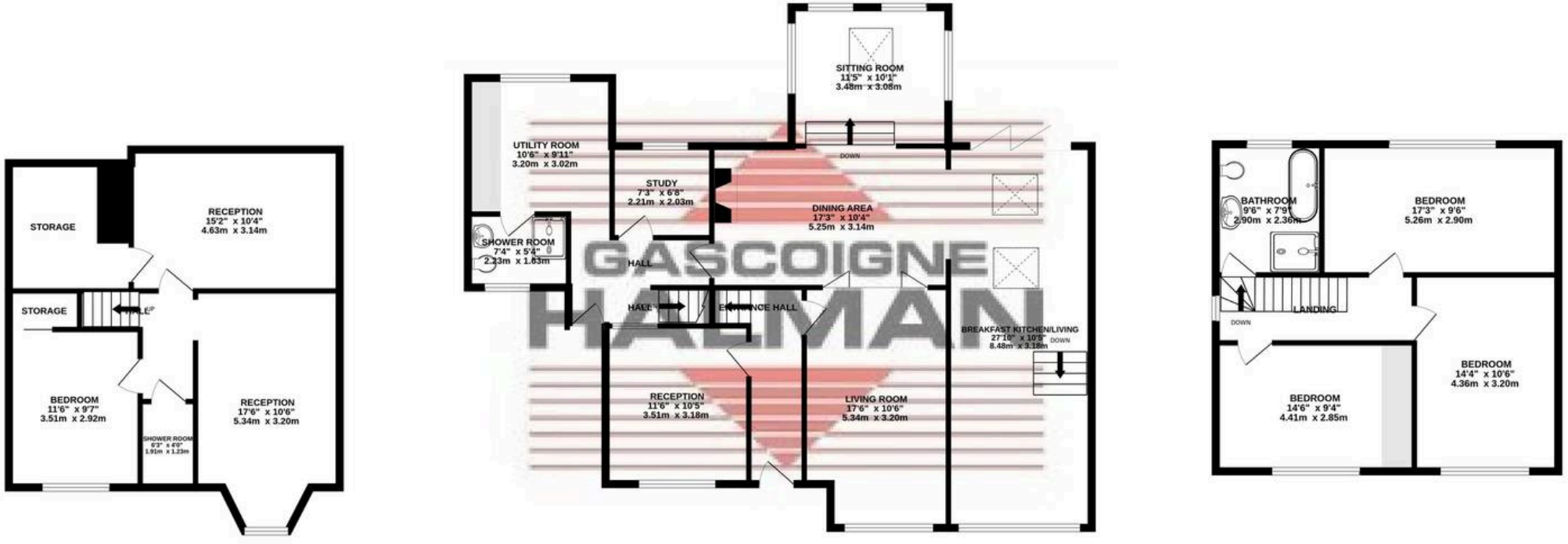


BASEMENT
587 sq.ft. (54.5 sq.m.) approx.

GROUND FLOOR
1205 sq.ft. (111.9 sq.m.) approx.

1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



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TOTAL FLOOR AREA : 2387 sq.ft. (221.7 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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