



Bamber Avenue, Sale, Cheshire, M33

Offers Over: £500,000

Leasehold

Bamber Avenue, Sale, Cheshire, M33

Situated on the ever-popular Bamber Avenue in Sale, this beautifully extended semi-detached home offers spacious and versatile accommodation, perfect for modern family living. Ideally located close to a range of highly regarded local schools, the amenities of Sale Moor Village, and excellent transport links, the property combines convenience with stylish interiors.

Externally, the property is approached via a resin driveway providing off-road parking for two vehicles and featuring an electric car charging point. Gated side access leads through to the rear garden.

Upon entering the home, you are welcomed into a bright entrance hall. To the right, a charming bay-fronted living room provides a cosy yet elegant reception space, ideal for relaxing or entertaining.

To the rear of the property is an impressive open-plan family kitchen diner, forming the heart of the home. This stunning space features stylish herringbone flooring and offers ample room for both living and dining areas, making it perfect for family life and social gatherings. Three skylights flood the room with natural light, while sliding doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

The contemporary kitchen is fitted with a modern range of base and eye-level units, complemented by integrated appliances to create a sleek and functional cooking space. Just off the kitchen is a useful utility room providing additional storage and laundry facilities, while a convenient downstairs shower room completes the ground floor accommodation.

To the first floor, the property offers three well-proportioned bedrooms, including two generous doubles and a good-sized single room, ideal as a child's bedroom, guest room or home office. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, WC and wash hand basin.

Externally to the rear, the property benefits from a private enclosed garden, mainly laid to lawn and complemented by a paved patio area, providing the perfect setting for outdoor dining, entertaining or family enjoyment.

- EPC Grade C
- Leasehold
- 999 years from 28.08.1937
 - Ground Rent £5pa
 - Council Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.