

Kirkby Avenue, Sale, Trafford, M33

Offers Over: £600,000

Leasehold

Kirkby Avenue, Sale, Trafford, M33

** NO ONWARD CHAIN ** Situated in a popular residential location on Kirkby Avenue in Sale, this charming three bedroom detached Dutch-style home is full of character and offers fantastic potential for a buyer looking to put their own stamp on a property. Positioned within a quiet cul-de-sac, the property enjoys convenient access to a range of excellent transport links, motorway networks, popular local schools and Sale town centre.

To the front of the property, there is a generous driveway providing ample off road parking, along with gated side access.

Upon entering, you are welcomed by an inviting entrance hallway, which provides access to a convenient downstairs WC and useful under stairs storage cupboard. The dining room is a particularly generous reception space, featuring an attractive bay fronted window that allows plenty of natural light to flood in, alongside original flooring which adds to the property's character. The separate living room is equally spacious and enjoys patio doors overlooking and providing access to the rear garden, creating a lovely connection between the indoor and outdoor spaces.

The kitchen is fitted with a range of base and eye level units, complemented by stylish black quartz worktops and a breakfast bar area, providing a practical and sociable space for everyday living.

To the first floor, there are three well-proportioned bedrooms, all offering comfortable accommodation, alongside a modern family bathroom suite.

Externally, the property benefits from a lovely private rear garden, offering a pleasant space to relax and enjoy the outdoors. Further benefits include a useful outhouse and a garage, providing additional storage and practicality.

Offering character, generous room proportions and plenty of potential, this delightful detached home presents an exciting opportunity to acquire a property in a sought after Sale location.

- EPC Grade TBC
- Leasehold
- Council Tax Band E
- 999 years from 15 June 1938
- Simarc Property Management
- Ground Rent/ Rent Charge: £6 per year



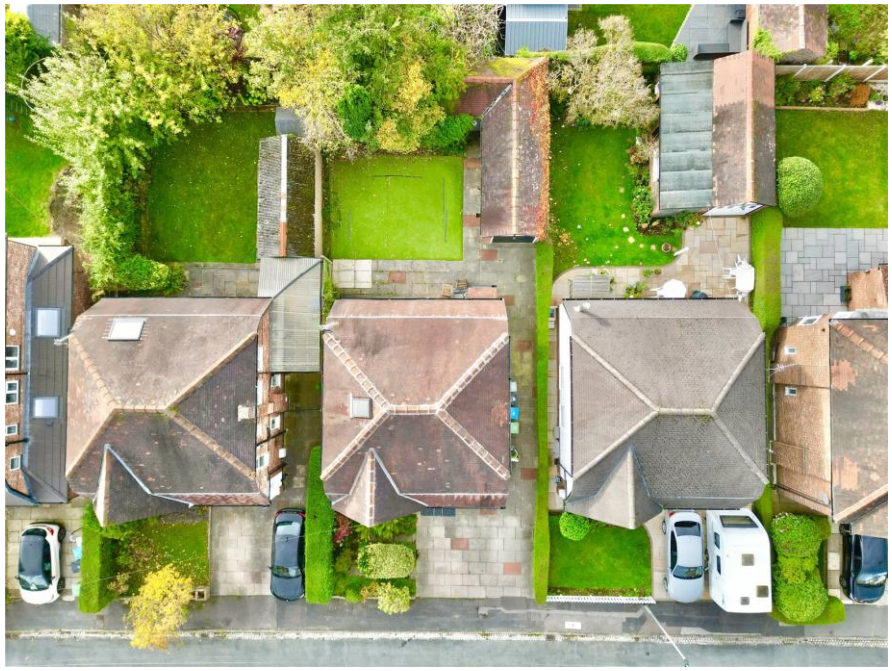







Dreams





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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.