



**Park Avenue, Sale, Trafford, M33**

**Guide Price: £765,000**

*Freehold*



This impressive period semi-detached property is situated on the highly sought after Park Avenue in Sale, offering an excellent location close to Sale Town Centre, highly regarded local schools, and convenient motorway networks. Combining charming original character with spacious family accommodation, this substantial home is ideal for modern family living.

The property is approached via a tarmac driveway with an attractive block-paved border, complemented by a well maintained front garden. Upon entering, you are welcomed by a spacious entrance hallway showcasing an abundance of original period features including feature stained glass windows, a newly laid floor, and useful understairs storage. The property benefits throughout from gas central heating, double glazing and solid oak doors throughout the ground and first floor.

To the front of the property is the generous living room, featuring high ceilings, original coving, and a beautiful bay window that fills the room with natural light, creating a warm and inviting living space.

The separate dining room offers fitted storage and enjoys direct access through a glass panelled door into the conservatory, providing an excellent space for both family meals and entertaining. The bright and spacious conservatory provides a wonderful additional reception area overlooking the garden. French doors open directly onto the patio, seamlessly connecting the indoor and outdoor living spaces.

The spacious kitchen diner is well equipped with an extensive range of fitted storage units, granite worktops, a large range-style hob, and ample space for freestanding appliances. To the rear of the kitchen is a practical utility area with additional storage and a convenient downstairs WC.

The first floor offers four well proportioned double bedrooms. The principal bedroom is located at the rear of the property and benefits from a large window and fitted wardrobes. A further spacious double bedroom is positioned at the front, also enjoying a large window. The third bedroom is another generous double, while the fourth, situated at the front of the property, is a slightly smaller double but still offers excellent proportions.

The family bathroom is fitted with a full size bath, corner shower enclosure, wash hand basin, and WC, providing a practical and stylish space for family use.

Occupying the second floor is an impressive fifth double bedroom featuring Velux windows that allow plenty of natural light. This floor also benefits from a separate bathroom comprising a bath with shower over, wash hand basin, and WC, making it an ideal guest suite or private space for older children.

Externally, the South Facing rear garden is exceptionally spacious, private, and peaceful. It features a large Indian stone patio and well maintained mature borders, providing the perfect setting for outdoor dining, entertaining, or simply relaxing while enjoying the tranquil surroundings.



- EPC Grade TBC
- Freehold
- Council Tax E







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### Disclaimer

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