ASHWORTH HOLME
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10 RUSSELL AVENUE, M33 2ET
£430,000

3 1 2







DESCRIPTION

A TRADITIONAL THREE-BEDROOM SEMI-DETACHED HOME OCCUPYING A QUIET CUL-DE-SAC POSITION, WITH A GENEROUS REAR GARDEN AND DELIGHTFUL OPEN VIEWS OVER THE CRICKET PITCHES AT SALE SPORTS CLUB. NO ONWARD CHAIN.

Situated in a highly desirable cul-de-sac just off Clarendon Crescent, this attractive freehold home offers an excellent opportunity for purchasers looking to modernise and create a wonderful family home in a particularly sought-after location.

The property is ideally positioned within walking distance of Sale Town Centre, with its excellent range of shops, restaurants and amenities, whilst Dane Road Metrolink, Worthington Park and Priory Woods are also conveniently close by.

The accommodation extends to approximately 940 sq ft and comprises an entrance hallway, a spacious bay-fronted dining room, a separate living room with French doors opening onto the rear garden, and an extended kitchen. To the first floor are two generous double bedrooms, a third bedroom and a family bathroom. The property also benefits from gas central heating and double glazing. Externally, the substantial rear garden is predominantly laid to lawn, enclosed by mature hedging and enjoys a pleasant open outlook towards the adjoining cricket grounds. To the front, a driveway provides off-road parking for at least two vehicles and continues along the side of the property to a detached single garage.

KEY FEATURES

- Three-bedroom semi-detached
- Views over cricket pitches
- Two spacious reception rooms
- Scope for modernisation
- Walk to Sale Town Centre
- Quiet cul-de-sac location
- Generous rear garden
- Extended kitchen
- Driveway and detached garage
- Freehold – no onward chain











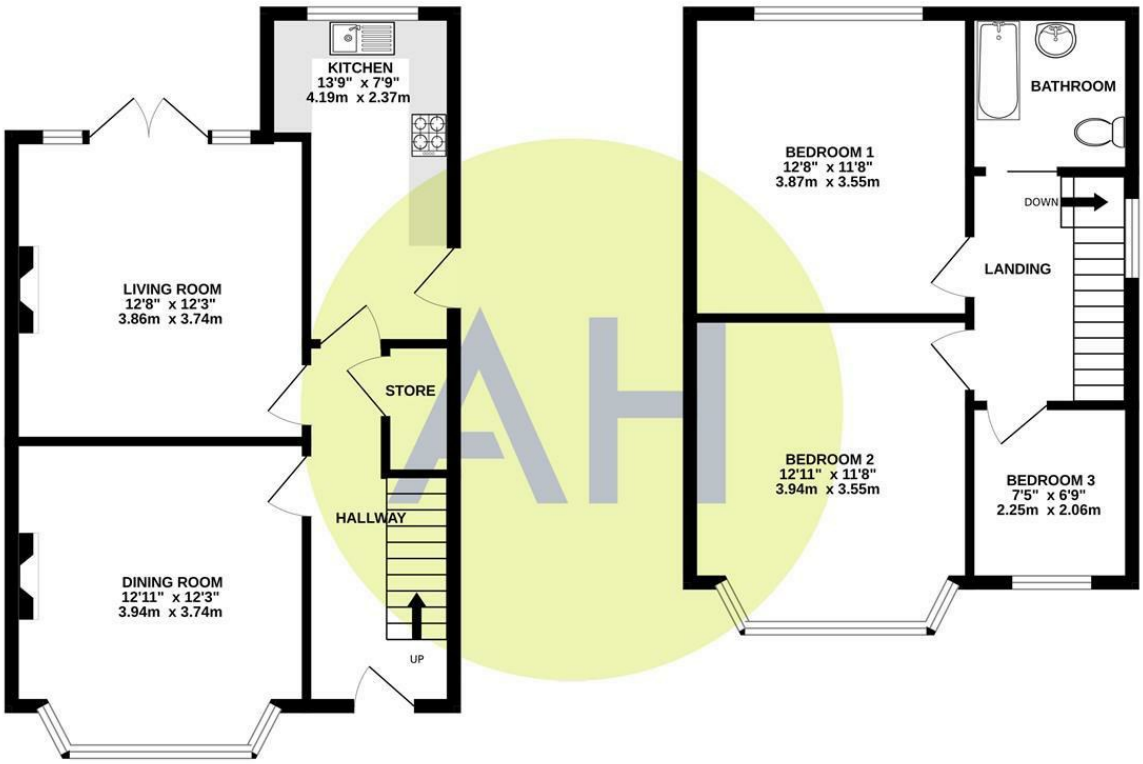




FLOOR PLANS

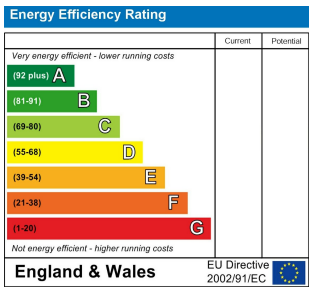
GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.

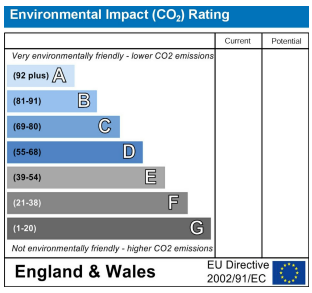
1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 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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DPS