



7 Kendal Avenue

Sale

£650,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



7 Kendal Avenue

Sale

An intelligently remodeled and extended double fronted detached bungalow, set on a private corner plot, in a popular and convenient cul-de-sac, with spacious and modern accommodation including three bedrooms, two bathrooms, and an open plan dining kitchen, with a private landscaped garden, and being near to Sale, in catchment of outstanding schools, close to key transport links, and useful amenities. NO CHAIN.

Council Tax band: D

Tenure: Freehold

- Spacious landscaped garden
- Off-road parking
- Open plan kitchen dining area
- French doors to garden
- Modern bathrooms (including walk-in shower)
- Patio seating area
- Bay windows with ample natural light



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This beautifully presented detached bungalow offers spacious and modern accommodation across two/three well-appointed bedrooms, two contemporary bathrooms, and two inviting reception rooms. The property is designed with family living and entertaining in mind, featuring an impressive open plan kitchen and dining area with integrated appliances and access to the garden. Both reception rooms benefit from abundant natural light courtesy of large bay windows, creating a bright and welcoming ambience throughout. The living spaces are further enhanced by elegant wooden and hardwood flooring, cosy fireplaces, and neutral modern décor, offering a stylish yet comfortable environment for relaxation and social gatherings.

The exterior of the bungalow is equally impressive, boasting a beautifully landscaped and well-maintained garden that provides a private and tranquil retreat. Multiple paved patio areas are ideal for alfresco dining, entertaining, or simply enjoying the serene surroundings. Additional benefits include off-road parking with a paved driveway for added convenience, a garden shed for extra storage, and a charming brick exterior that adds to the property's kerb appeal. This attractive detached bungalow perfectly combines contemporary living with the comfort of a traditional home, making it an exceptional opportunity for families or those seeking single-level living in a thoughtfully designed space.



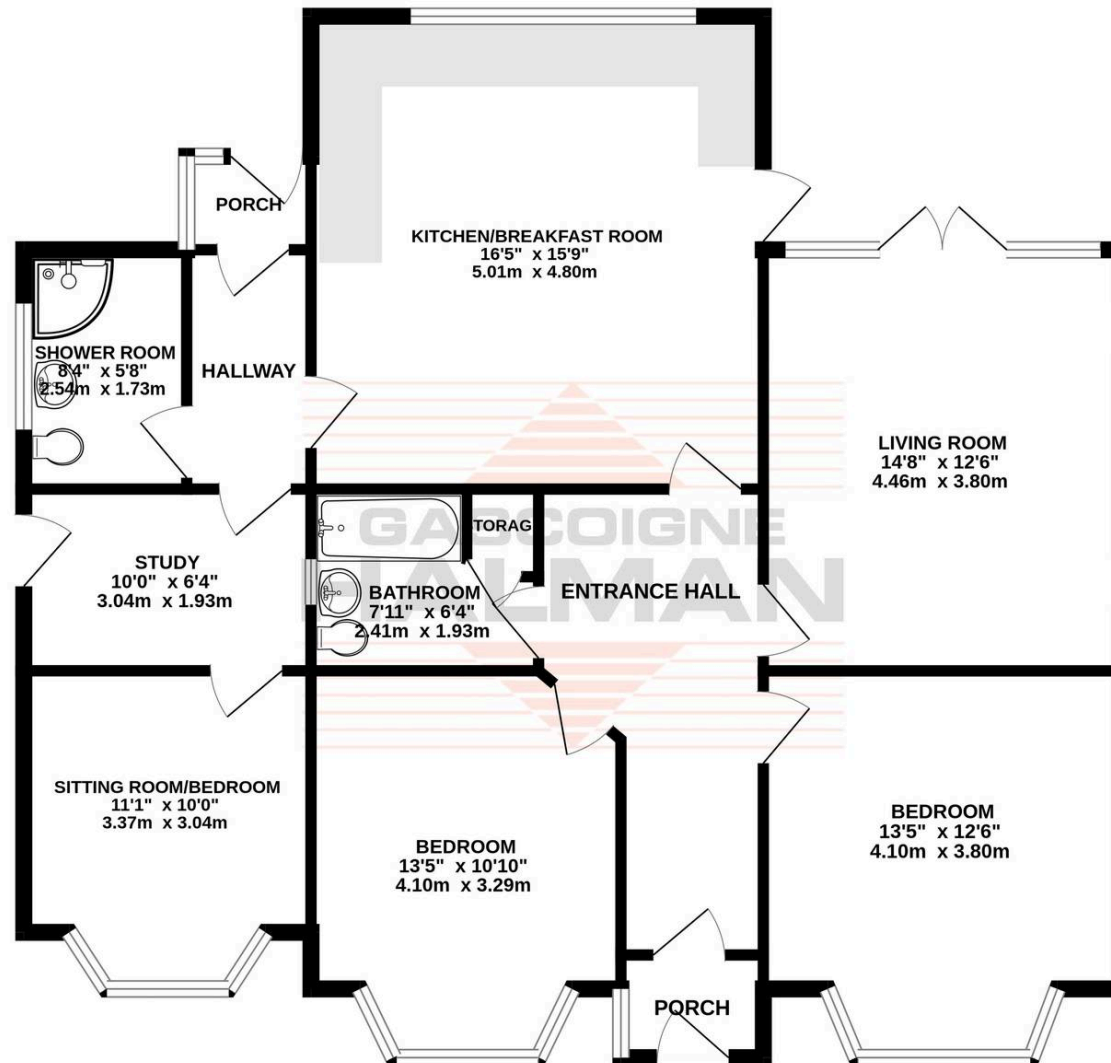


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The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.



GROUND FLOOR
1159 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA: 1159 sq.ft. (107.6 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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