



ASHWORTH HOLME
Sales · Lettings · Property Management



88 LINGFIELD AVENUE, M33 4QY
£275,000



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0161 973 6680 | WWW.ASHWORTHHOLME.CO.UK | INFO@ASHWORTHHOLME.CO.UK

DESCRIPTION

A WONDERFUL OPPORTUNITY TO PURCHASE THIS WELL-PRESENTED THREE-BEDROOM FAMILY HOME, OFFERING APPROXIMATELY 925 SQ FT OF SPACIOUS AND VERSATILE ACCOMMODATION, INCLUDING A GENEROUS LOUNGE, STYLISH DINING KITCHEN, USEFUL STUDY AREA AND GROUND-FLOOR WC.

The property provides well-balanced accommodation arranged over two floors and is ideally suited to first-time buyers, couples and growing families.

Accommodation in brief comprises an entrance porch/study, entrance hall and a spacious lounge measuring approximately 17'10" x 11'10". The dining kitchen is a real highlight, fitted with attractive Shaker-style units, contrasting work surfaces, patterned tiled splashbacks, an integrated oven and gas hob, together with a breakfast bar and ample space for dining. A useful store and separate WC complete the ground floor.

To the first floor is a good-sized principal bedroom, a generous second bedroom with the added benefit of a walk-in wardrobe, and a third bedroom which would also make an ideal nursery or home office. The accommodation is completed by a family bathroom and useful airing cupboard.

The property is conveniently positioned close to excellent transport links, including major bus routes, and lies within the catchment area for popular local schools. Sale Town Centre can be easily reached by bus or car and is just a short drive away, offering a wide range of shops, restaurants and amenities. The nearby Carrington Spur also provides convenient access to the M60 motorway network and beyond.

KEY FEATURES

- Attractive three-bedroom family home
- Spacious lounge with dual aspect windows
- Versatile entrance porch/study area
- Catchment area for popular local schools
- Approximately 925 sq ft internally
- Stylish modern fitted dining kitchen
- Convenient ground-floor WC and storage
- Excellent transport and motorway connections

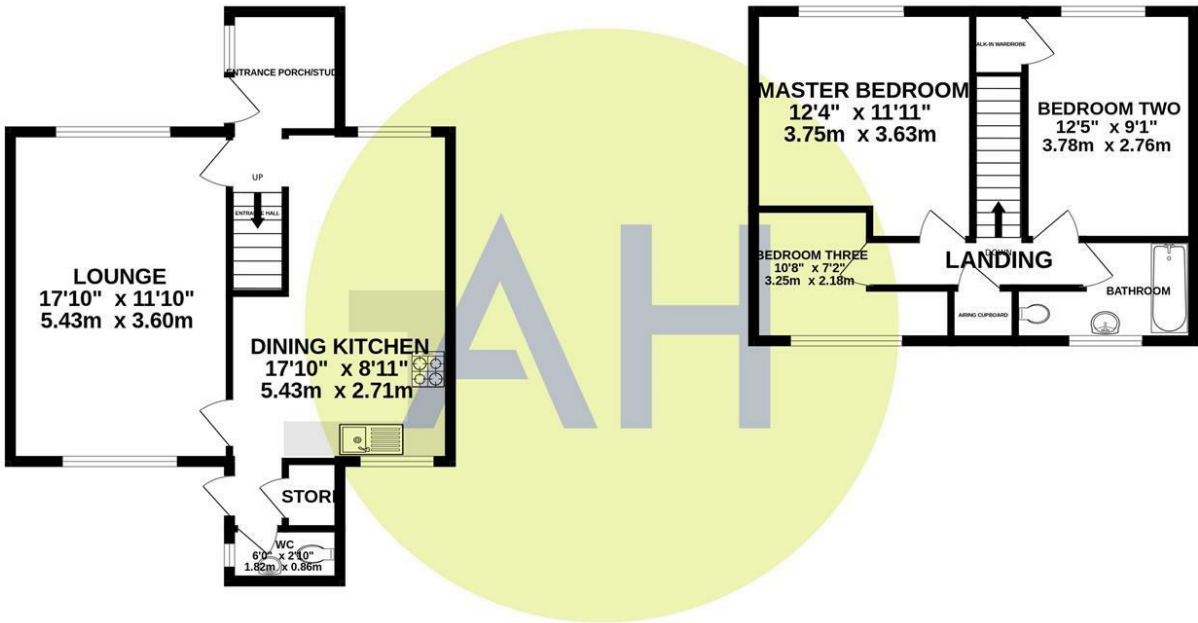






GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.

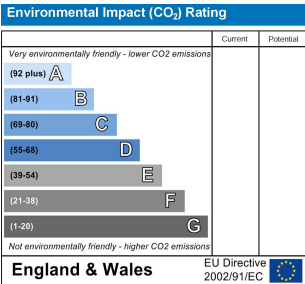
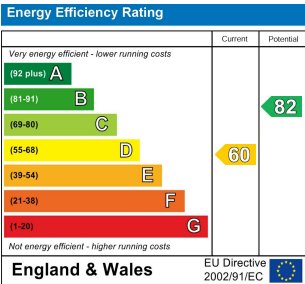
1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK



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