



ASHWORTH HOLME
Sales · Lettings · Property Management



£750,000

DESCRIPTION

AH

25 SELSEY AVENUE M33 4RN

£750,000

AN ATTRACTIVE, IMMACULATELY PRESENTED AND SUBSTANTIALLY EXTENDED 2,052 SQ FT FOUR BEDROOM DETACHED FAMILY HOME, OCCUPYING A HIGHLY SOUGHT-AFTER CUL-DE-SAC POSITION JUST STEPS FROM SELSEY AVENUE PLAYING FIELDS AND CLOSE TO EXCELLENT LOCAL SCHOOLS.

This superb family home has been thoughtfully extended to create an exceptionally spacious and versatile layout. Of particular note is the impressive principal bedroom, measuring approximately 20 sq m before accounting for its en-suite shower room and fitted wardrobes. Equally impressive is the ground-floor accommodation, with three generous reception rooms in addition to a large dining kitchen.

In brief the accommodation comprises: entrance porch, spacious and welcoming entrance hallway, bay-fronted dining room, lounge with bi-folding doors opening onto the rear garden, generous study/family room, impressive 18'5" x 16'10" dining kitchen and downstairs WC. The first floor provides three very well-proportioned double bedrooms, including a superb principal bedroom with fitted wardrobes and an en-suite shower room, a fourth bedroom and a family bathroom. Externally, the property enjoys a beautifully maintained and private rear garden, while two garages provide substantial storage space. To the front, a block-paved driveway provides ample off-road parking.

The location is a key feature, with Sale Town Centre approximately a 15-minute walk away and Selsey Avenue Playing Fields just a few steps from the property—perfect for families and dog walkers alike. The property also falls within the catchment area for the highly regarded Ashton-on-Mersey School in addition to the local Grammar Schools.



KEY FEATURES

AH

- Substantial 2052 sq ft detached home
- Immaculately presented and extended
- Four bedrooms—three generous doubles
- Three reception rooms and dining kitchen
- Principal bedroom with en-suite
- Private, beautifully maintained garden
- Two garages and block-paved driveway
- Prime cul-de-sac near schools and playing fields
- Catchment for local Grammar Schools
- Freehold

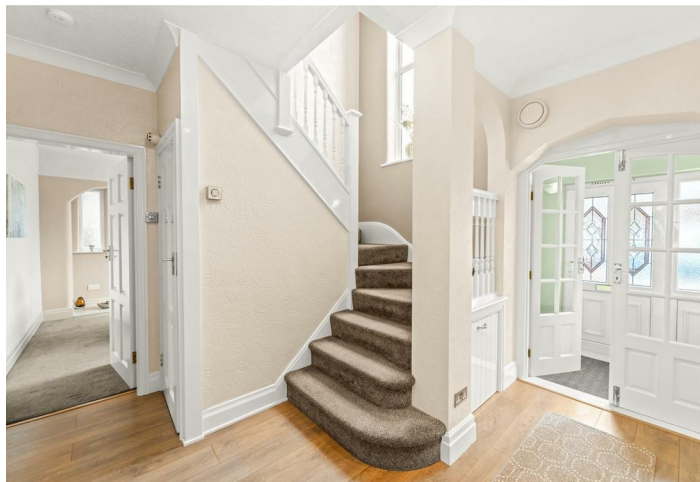


KEY FEATURES

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An attractive and immaculately presented four-bedroom detached family home, thoughtfully extended and occupying a prime cul-de-sac position. Extending to approximately 2,052 sq ft in total, it offers three spacious reception rooms, a generous dining kitchen and three particularly well-proportioned double bedrooms, including an impressive principal bedroom with fitted wardrobes and an en-suite. A beautifully maintained private rear garden provides the perfect family retreat, while two garages offer excellent storage and the block-paved driveway provides ample off-road parking. With Selsey Avenue Playing Fields just steps away, Sale Town Centre within walking distance and Ashton-on-Mersey School close by, the location completes the package.



SEE FLOOR PLAN FOR DIMENSIONS



LOCATION

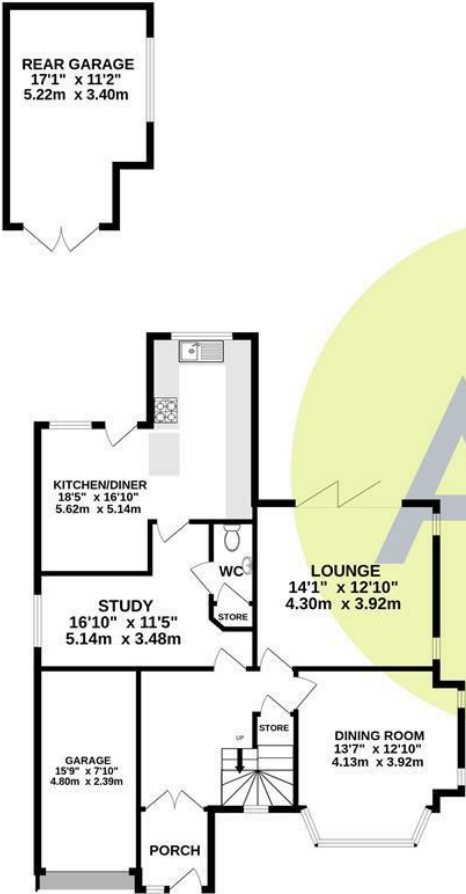
Sale is a vibrant and highly sought-after town, offering an excellent selection of local shops and amenities, with Tesco, Sainsbury's and M&S Food all well represented. The recently redeveloped Stanley Square has become a real focal point for the town, hosting a superb range of independent shops, bars and restaurants, complemented by many additional cafés and eateries within easy walking distance. The town is well served by the Sale Metrolink, providing direct access to Manchester City Centre, Altrincham and destinations further afield. The M60 Manchester orbital motorway also runs conveniently along the northern boundary of the town, offering easy access to the wider North West motorway network. The Trafford Centre, home to Selfridges, John Lewis, Marks & Spencer and a wealth of additional retail outlets, together with a multiplex cinema complex, is within easy reach. Manchester City Centre offers a wide range of cultural, leisure and specialist shopping facilities, while Manchester International Airport provides excellent worldwide connections. Trafford MBC is well regarded for its high standard of education, with several excellent schools located nearby.



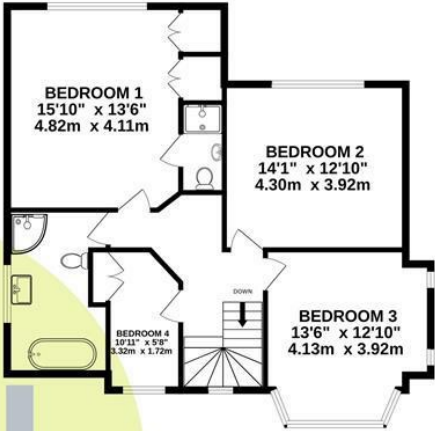
FLOOR PLANS



GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



1ST FLOOR
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 2052 sq.ft. (190.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.