ASHWORTH HOLME
Sales · Lettings · Property Management

15 MERLYN AVENUE, M33 2AS
£535,000

4 2 2

DESCRIPTION

A BEAUTIFULLY PRESENTED AND EXTENDED SEMI-DETACHED FAMILY HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION OVER THREE FLOORS, CONVENIENTLY POSITIONED WITHIN EASY REACH OF SALE TOWN CENTRE AND JUST A SHORT WALK FROM DANE ROAD METROLINK STATION.

This attractive home occupies a popular residential position just off Winstanley Road, within comfortable walking distance of the amenities of Sale Town Centre. Dane Road Metrolink Station can be reached on foot in just a couple of minutes, providing direct access into Manchester City Centre and beyond. For those travelling by car, both Junctions 6 and 7 of the M60 motorway network are also easily accessible.

The property has been thoughtfully extended by the current owners to create spacious and flexible accommodation ideal for family living. A particularly appealing feature is the pleasant outlook to the rear overlooking neighbouring allotments — a rare benefit for a property so close to the town centre.

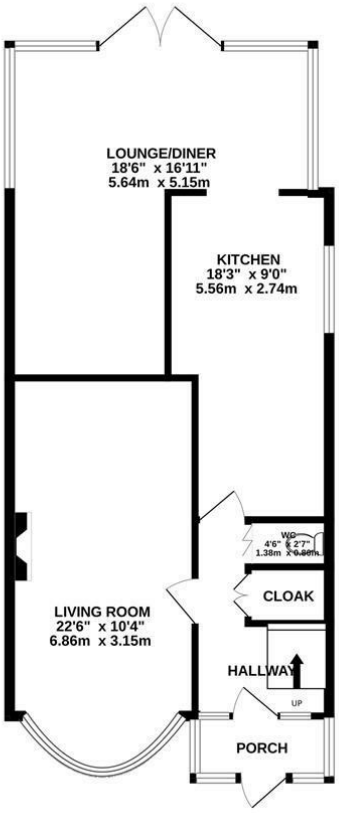
The accommodation briefly comprises: entrance porch leading to a welcoming hallway with staircase to the first floor, under-stairs storage and a ground floor WC. To the front is an impressive living room with bay window, while to the rear is a well-appointed kitchen fitted with a comprehensive range of units with ample appliance space. The kitchen opens into a bright lounge/dining room with windows to three sides and French doors leading to the garden. To the first floor are two excellent double bedrooms together with a third single bedroom with fitted wardrobes, all served by a modern three-piece family bathroom. A turned staircase leads to the second floor where a further generous double bedroom and shower room can be found. Externally there is off-road parking for multiple vehicles to the front. The rear garden is mainly laid to lawn with mature planting and a patio area ideal for outdoor dining and entertaining.

KEY FEATURES

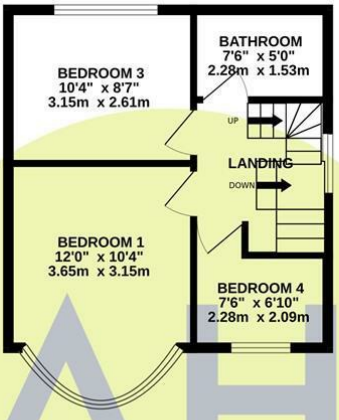
- Extended Semi-Detached Family Home
- Three double bedrooms, one single & two bathrooms
- Open-Plan Kitchen & Sitting/Dining Room
- Off-Road Parking for Multiple Vehicles
- Accommodation Arranged Over Three Floors
- Spacious Living Room with Bay Window
- Pleasant Rear Outlook Over Allotments
- Short Walk to Dane Road Metrolink Station

FLOOR PLANS

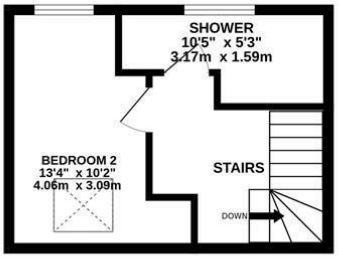
GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.9 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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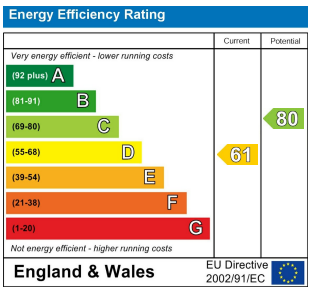

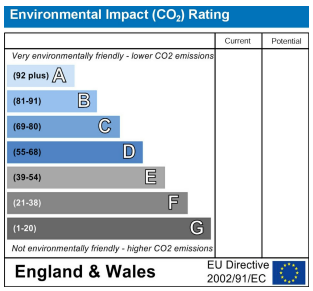

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