



Park Avenue, Sale
Offers Over £800,000



HIBBERT
HOMES

SALES & LETTINGS

Park Avenue

Sale

This gorgeous period semi-detached house presents a rare opportunity to acquire a substantial family home brimming with character and original features. Set over four storeys, the property offers six generously sized bedrooms and three bathrooms, providing ample, flexible space for family living or entertaining guests. The heart of the home is the modern dining kitchen, ideal for both every-day meals and special occasions. The living spaces include front and rear reception rooms with high ceilings and large windows, ensuring an abundance of natural light throughout. A versatile basement annex adds further appeal, offering a private area perfect for guests, a home office or additional family space. The top floor features a further shower room and utility kitchenette. Situated in a fantastic location within a short walk of Sale Town Centre, the property benefits from easy access to local shops, restaurants, and transport links (including Metrolink and bus routes), making it a superb choice for those seeking both comfort and convenience.

The outside space is equally impressive, with a beautifully landscaped, enclosed rear garden providing a tranquil retreat. The well-maintained and well-stocked garden features a lawn bordered by mature shrubs and colourful planting, creating a wonderful area to play or relax.





A spacious patio area offers the perfect setting for al fresco dining, summer barbeques, or simply enjoying the peaceful surroundings. The garden's thoughtful design ensures privacy and seclusion, while still allowing plenty of natural sunlight to filter through. There is also practical side access, ideal for bikes or garden equipment, and the front of the property is attractively set back with a neat pathway and established planting. With its blend of period elegance, modern comforts and inviting outdoor space, this exceptional home is perfectly suited for families or those who love to entertain, all within easy reach of Sale's vibrant town centre, schools and local amenities.

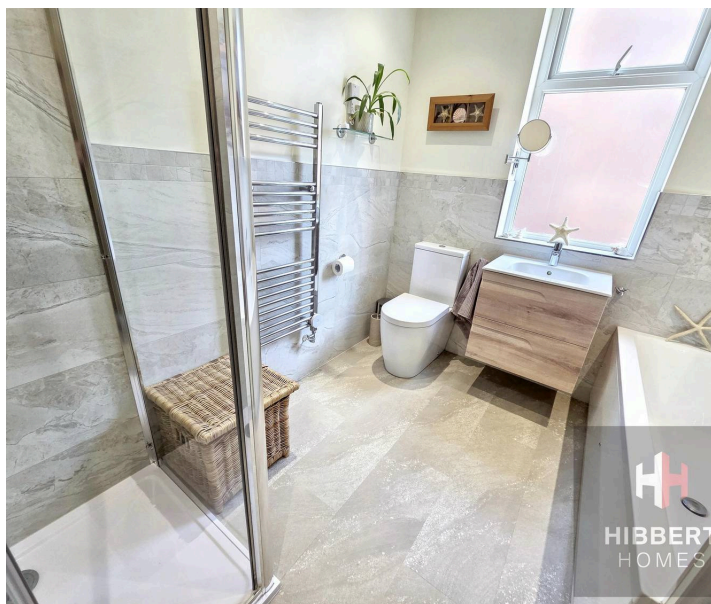
- Gorgeous period semi-detached house
- Brimming with character and period features
- Six bedrooms, three bathrooms
- Ample, flexible living space
- Modern dining kitchen
- Basement annex perfect for guests
- Fantastic location within a short walk of Sale Town Centre
- Beautiful enclosed rear garden with lawn and patio

Council Tax band: E

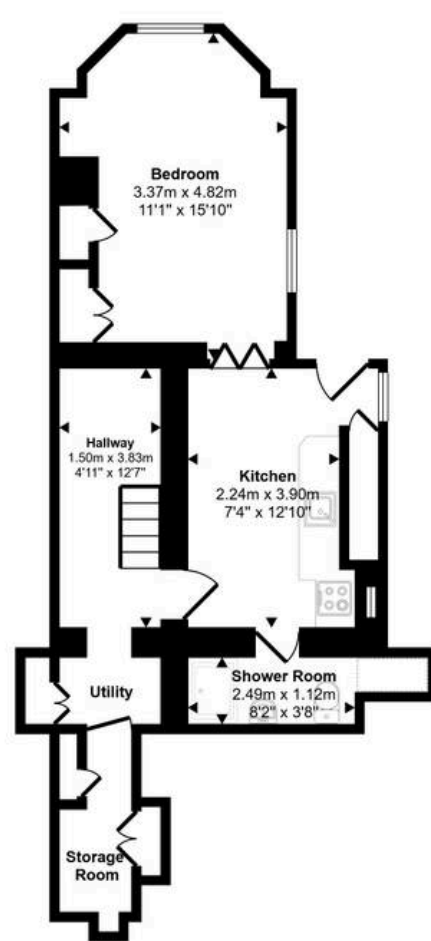
Tenure: Freehold

EPC Energy Efficiency Rating: D

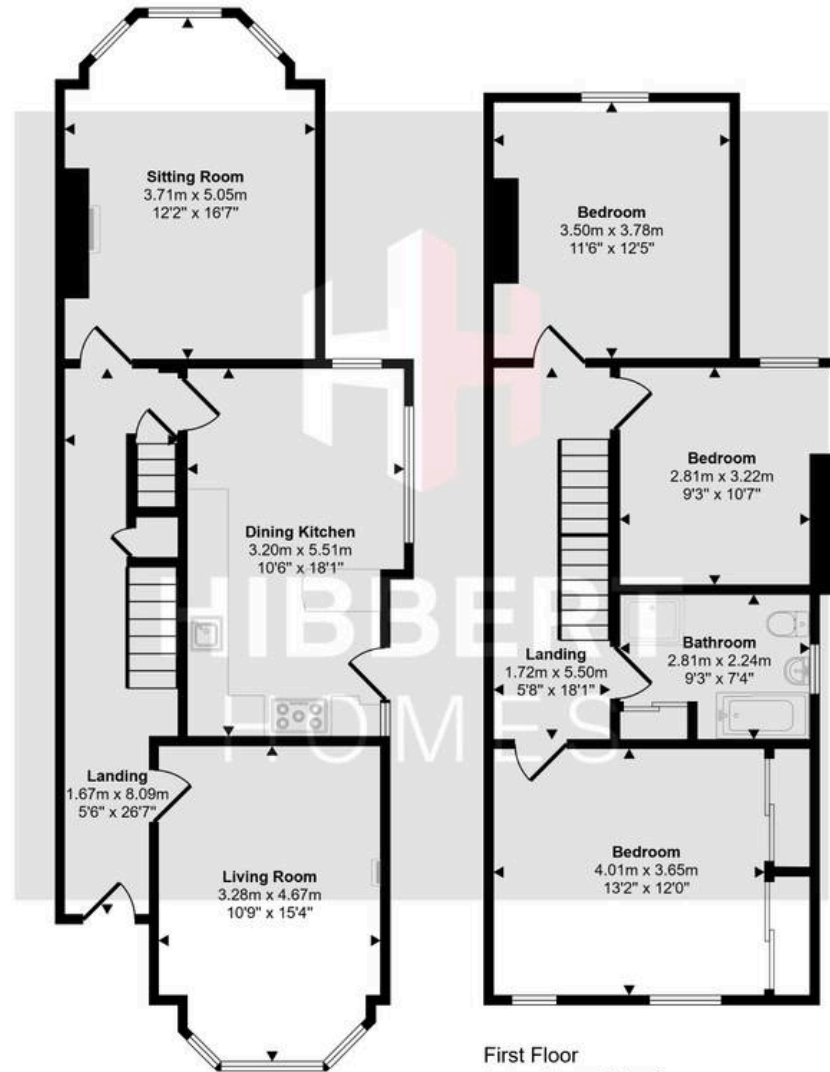
EPC Environmental Impact Rating: E



Approx Gross Internal Area
212 sq m / 2284 sq ft

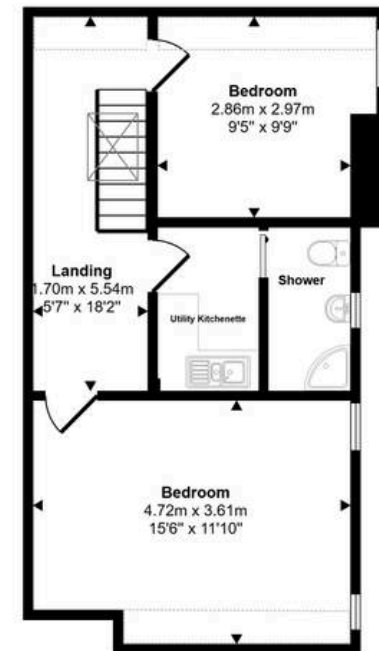


Basement Annex
Approx 46 sq m / 491 sq ft



Ground Floor
Approx 63 sq m / 680 sq ft

First Floor
Approx 59 sq m / 634 sq ft



Second Floor
Approx 44 sq m / 479 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.