Verdure Avenue | | Sale | M33 3PP

## Guide price £450,000

SHEPPARD & CO

# Verdure Avenue | Sale | M33 3PP

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- Detached bungalow occupying a delightful plot
- Spacious and well-balanced accommodation throughout
- Two generous double bedrooms
- Private rear garden with patio and lawned area
- NO ONWARD CHAIN
- Peaceful cul-de-sac location close to Sale and Timperley centres
- Full-width open-plan sitting and dining room with garden access
- Driveway providing off-road parking and attached garage
- Excellent potential for updating and personalisation

Nestled within a peaceful cul-de-sac and occupying a delightful plot, this detached bungalow offers superbly proportioned accommodation and excellent potential for improvement. The property now requires a degree of cosmetic updating, allowing any purchaser to create a home to their own taste and specification.

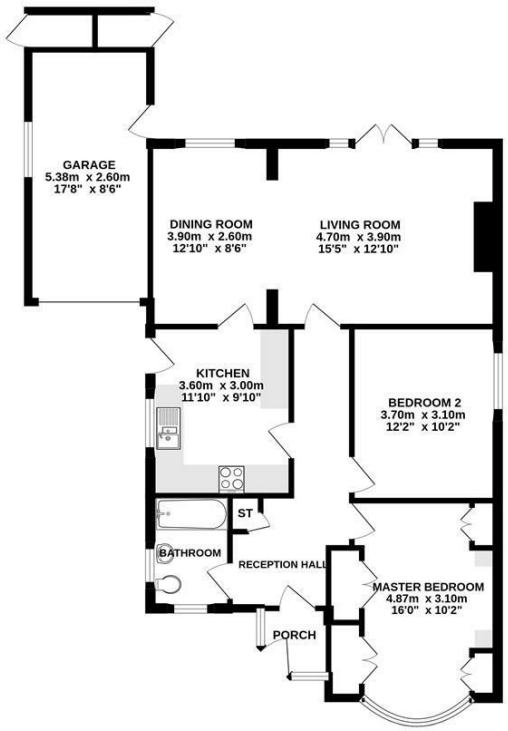
The accommodation is both spacious and well laid out, briefly comprising an enclosed porch leading into a welcoming entrance hall with useful cloaks storage. To the front of the property there is a generous double bedroom and a bathroom/WC, while to the side sits a fitted breakfast kitchen with door providing access to the driveway and garage beyond.

To the rear, a full-width open-plan sitting and dining room enjoys views over the garden, with patio doors opening directly onto the rear terrace, perfect for enjoying the private outdoor space. A second double bedroom completes the internal accommodation.

Externally, the property enjoys a driveway providing off-road parking and access to the attached garage with two outbuildings behind, together with lawned gardens to the front. The rear garden is particularly private, laid mainly to paved patio with a small lawned area for ease of maintenance.
Ideally situated approximately one mile from both Sale Town Centre and Timperley Village, the location also places the Brooklands Metrolink station within easy reach, offering excellent transport connections.

This detached bungalow combines generous proportions with an attractive position and offers an exciting opportunity for any buyer looking to personalise their next home. Viewing is highly recommended to appreciate the full potential, with the added benefit of no onward chain.

Ground Floor
98.5 sq.m. (1060 sq.ft.) approx.




TOTAL FLOOR AREA : 98.5 sq.m. (1060 sq.ft.) 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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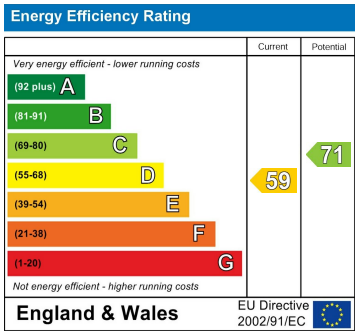


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