



**Haydock Avenue, Sale, Trafford, M33**

**Guide Price: £250,000**

*Freehold*

# Haydock Avenue, Sale, Trafford, M33

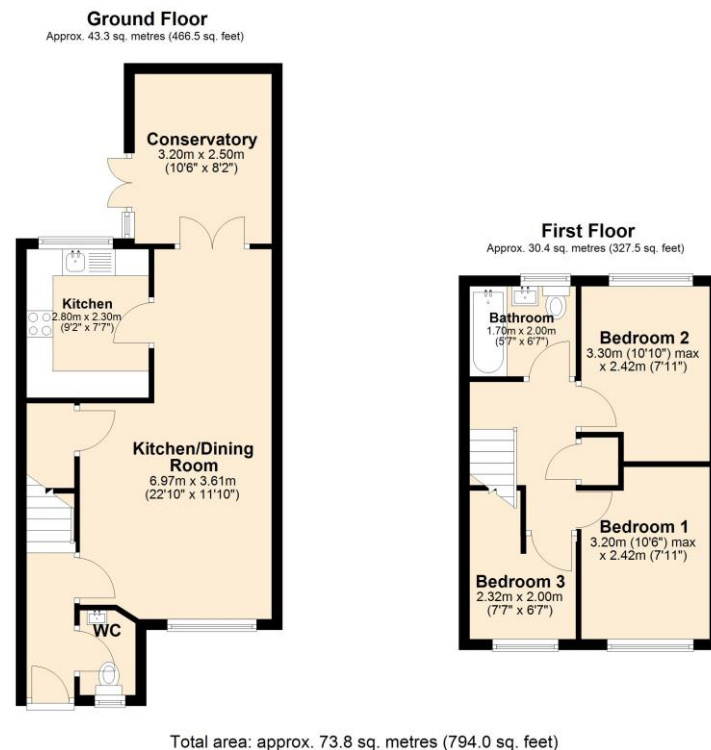
Situated in a popular residential location, this three-bedroom modern terrace home on Haydock Avenue is an excellent opportunity for buyers seeking a property with potential. A totally blank canvass for you to put your stamp on and make it your own creation, the home offers spacious living accommodation throughout and is available with no onward chain, making it a straightforward purchase for first-time buyers, families, or investors alike.

On entering the property, you are welcomed by an entrance hall which leads into a generous open plan living and dining room. This versatile space is filled with natural light and provides the ideal setting for both relaxation and entertaining. The ground floor also benefits from a fitted kitchen, a conservatory, and the added convenience of a downstairs WC.

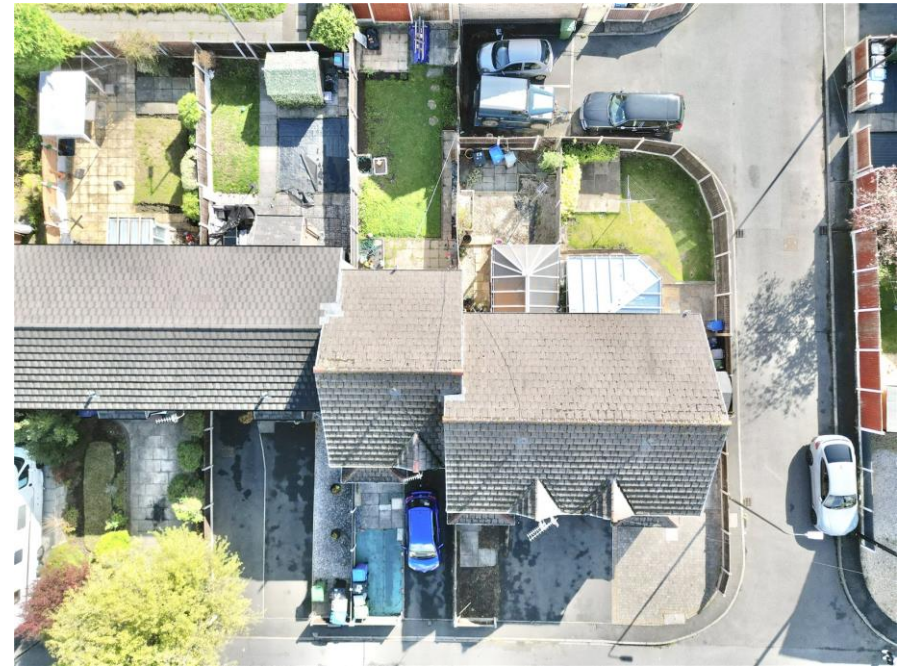
To the first floor, there are three well-proportioned bedrooms, each offering comfortable accommodation. The bedrooms are complemented by a three-piece white bathroom suite.

Externally, to the front, there is a driveway providing off-road parking, while to the rear, a conservatory perfect for entertaining and a private enclosed garden offer a secure and peaceful outdoor space, for family enjoyment or personal landscaping projects.

- Freehold
- EPC C
- Council Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.