



Hurst Avenue, Sale, Trafford, M33

Offers Over: £425,000

Freehold

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Occupying a generous plot on the popular Hurst Avenue, this substantial five-bedroom end-terrace home offers an impressive amount of living space both inside and out. Boasting three reception rooms, a modern kitchen diner, two bathrooms, off-road parking and a generous low-maintenance rear garden, the property provides versatile accommodation perfectly suited to larger or growing families.

Upon entering the property, you step directly into the dining room, a welcoming and versatile space with the staircase rising to the first-floor accommodation. From here, the layout flows into the additional reception rooms, creating plenty of flexibility for modern family living.

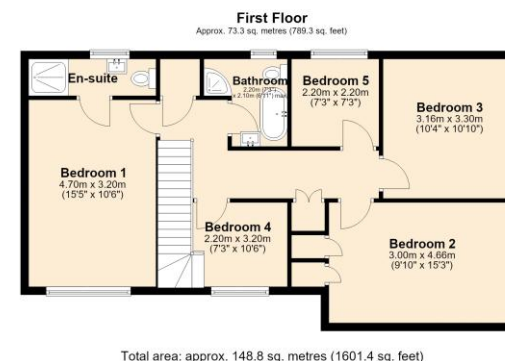
Positioned to the right is the comfortable living room, providing an ideal space to relax and unwind. To the left is a further generously proportioned sitting room, benefitting from dual-aspect windows which allow an abundance of natural light to fill the room. With three separate reception spaces in total, there is excellent scope for a combination of formal dining, family living, a playroom or even a home office.

The heart of the home is the modern kitchen diner, fitted with a comprehensive range of contemporary base and eye-level units offering plenty of storage and worktop space. A central island provides additional preparation space as well as a sociable focal point.

A door from the kitchen leads through to a useful utility room, from here there is also access to the convenient downstairs WC.

To the first floor, the property boasts an impressive five bedrooms, offering excellent flexibility for larger families and those requiring additional guest accommodation or dedicated working space. The bedrooms are complemented by two bathrooms, helping to create a practical layout for busy family life.

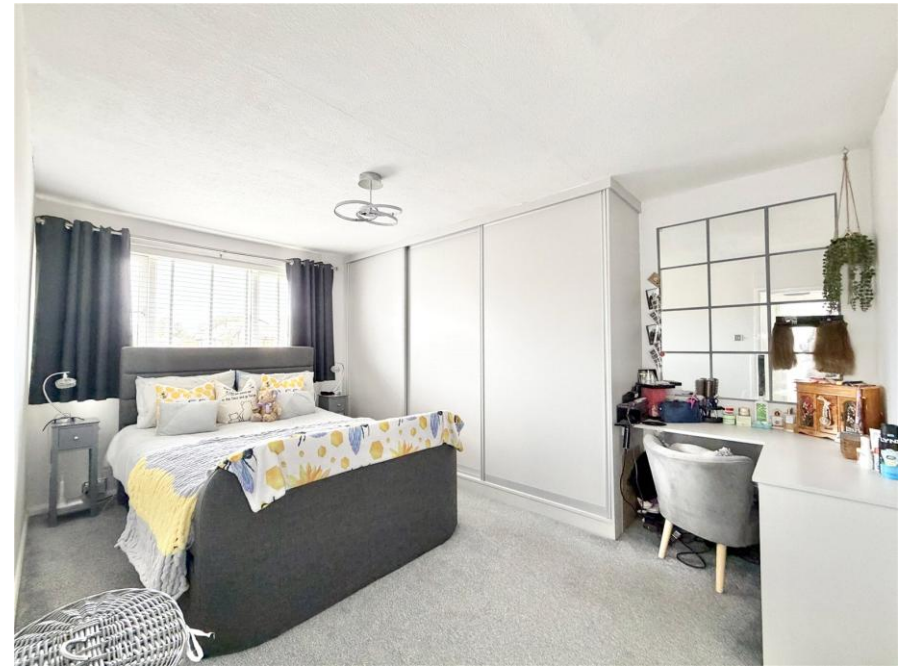
Externally, the property continues to impress with a generous enclosed garden. Designed with ease of maintenance in mind, the outside space provides plenty of room for outdoor seating, entertaining and children's play, while offering a private and secure setting to enjoy throughout the warmer months.



Total area: approx. 148.8 sq. metres (1601.4 sq. feet)

- Freehold
- EPC D
- Council Tax A





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	74 C
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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