

23 SUNNINGDALE AVENUE, M33 2PJ £475,000















DESCRIPTION

A CONSIDERABLY LARGER THAN AVERAGE THREE DOUBLE BEDROOM SEMI-DETACHED, EXTENDING TO APPROXIMATELY 1328 SQFT (EXCLUDING THE GARAGE), WHICH HAS BEEN EXTENDED TO THE GROUND FLOOR AND FORMS PART OF A QUIET CUL-DE-SAC LOCATION CLOSE TO EXCELLENT TRANSPORT LINKS INCLUDING THE METROLINK NETWORK AND M60 MOTORWAY.

The ideal family home which must be viewed to be fully appreciated, offering spacious and versatile living space throughout. The ground floor extension provides three reception rooms in addition to a generous dining kitchen. Further benefits include a particularly large detached garage, mature gardens to the front, side and rear, and a driveway providing additional off-road parking.

In brief the accommodation comprises: entrance porch, entrance hallway, lounge with bay window to the front, dining room open to a small sitting area, dining kitchen, and a study/garden room to the side giving access to the garden. To the first floor there are two bedrooms, a family bathroom and a modern shower room, while to the second floor the loft has been converted into a further double bedroom. Planning permission was granted and approved in 1994 for both the kitchen extension and the loft conversion. Please note that while the loft conversion was completed under approved plans, a completion certificate was not a legal requirement at that time.

Externally there are mature and well-established gardens to three sides, a larger than average detached garage with power and lighting, and a driveway providing off-road parking. FREEHOLD.

KEY FEATURES

- Three double bedroom semi-detached
- · Three versatile reception rooms
- Mature gardens to the front, side and rear
- Converted loft and ground floor extension
- Quiet cul-de-sac location
- · Detached garage with power and lighting
- · Driveway providing off-road parking
- Close to amenities inc Sale Moor Village











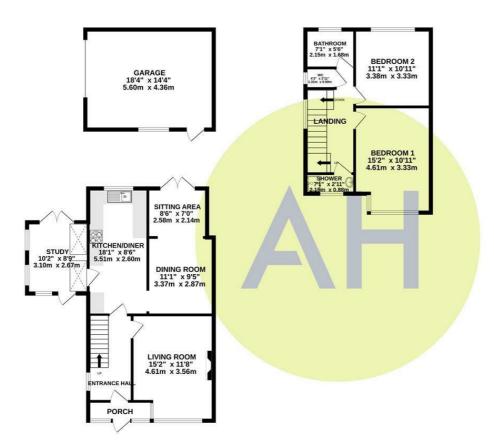


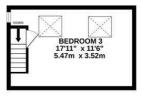






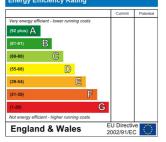
GROUND FLOOR 1ST FLOOR 2ND FLOOR 2ND FLOOR 938 sq.ft. (87.1 sq.m.) approx. 247 sq.ft. (41.4 sq.m.) approx. 207 sq.ft. (19.2 sq.m.) approx.

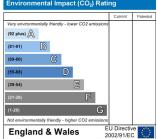




TOTAL FLOOR AREA: 1591 sq.ft. (147.8 sq.m.) approx.

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ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE **T** 0161 973 6680 **E** INFO@ASHWORTHHOLME.CO.UK

WWW.ASHWORTHHOLME.CO.UK









