



ASHWORTH HOLME
Sales · Lettings · Property Management



23 SUNNINGDALE AVENUE, M33 2PJ
£475,000



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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.

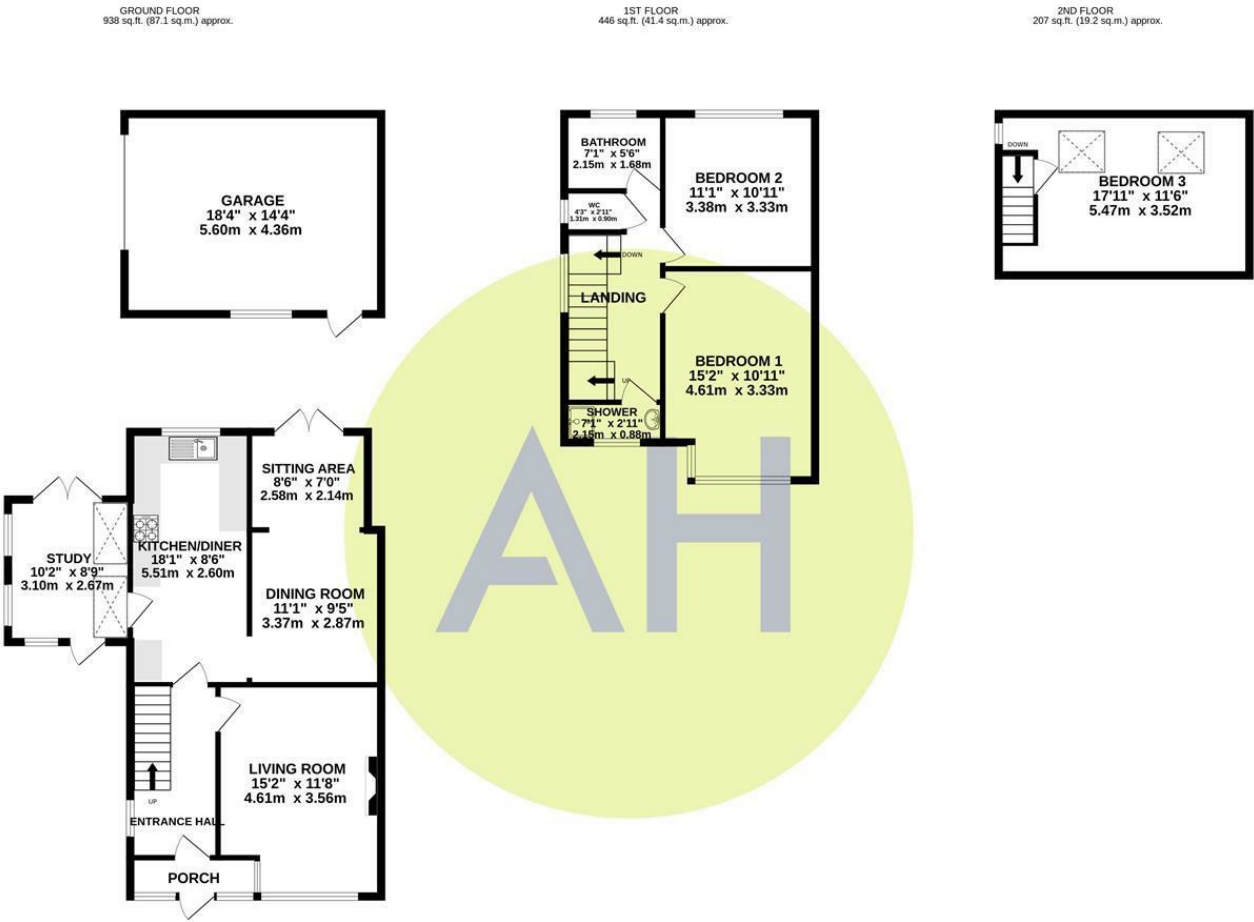
Externally there are mature and well-established gardens to three sides, a larger than average detached garage with power and lighting, and a driveway providing off-road parking. FREEHOLD.

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







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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.