



51 Wilford Avenue, Sale, M33 3TH

£925,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- Extended Semi-Detached Period Residence
- Open Plan Living Kitchen/Diner
- Over 2300 SQFT Living Space
- Ideal for 'Working from home'
- Exceptional Plot
- Bedroom with Feature Terrace
- Versatile Living Accommodation
- Council Tax Band F (Trafford) and EPC rating - C

A fantastic opportunity to acquire this substantially extended and highly adaptable five/six bedroom semi-detached residence, offering over 2,300 sq ft of versatile living space. This unique property features a self-contained annex with a private entrance, currently integrated into the main home – providing outstanding potential for home offices, consulting rooms, or multigenerational living. Internally, the property offers a wealth of space, including multiple reception rooms and an extended open-plan kitchen/living/dining area that's perfect for family life and entertaining. There are five generously sized bedrooms, including a master with en-suite facilities and another with access to a private balcony overlooking the rear garden. The home benefits from three bathrooms, including a stylish four-piece family suite, an en-suite to the master bedroom, and a ground floor shower/utility room. Externally, you'll find a stunning 200ft South-Westerly facing rear garden, beautifully landscaped with mature borders, a feature pond, and a large summer house – offering further potential for outdoor workspace or leisure use. To the front, there's ample off-road parking for multiple vehicles.

Set in a prime location, the property is just a short walk from Brooklands Metrolink, offering excellent access into Manchester city centre and beyond, and falls within the catchment area for Sale Grammar School, Brooklands Primary, and Ashton on Mersey School – all highly regarded educational institutions. This is a perfect setting for professionals, families, and those seeking space to live and work in comfort and style.

An internal inspection is recommended to appreciate the size and versatility this property has to offer. Call us now to secure a viewing of this spectacular family home.





## Floor Plans

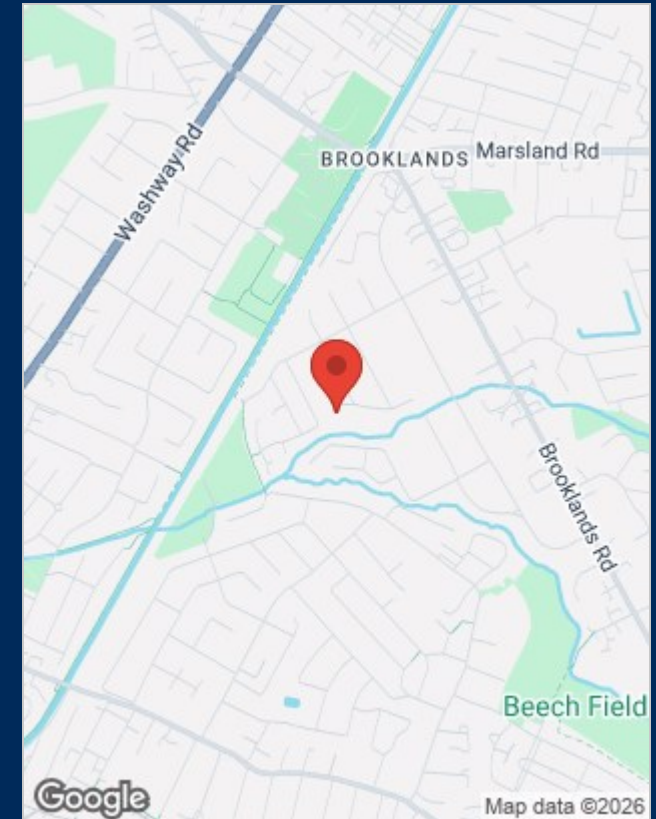


## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

