



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**4 SELSEY AVENUE, M33 4RL**  
**£625,000**



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## DESCRIPTION

A SPACIOUS 1471-SQFT THREE BEDROOM DETACHED FAMILY HOME occupying a superb position within comfortable walking distance of Sale Town Centre, excellent local schools and Selsey Avenue playing fields. Offered with NO ONWARD CHAIN, the property also presents significant further development potential (subject to the necessary consents).

This larger-than-average home has been thoughtfully extended to the ground floor, creating an impressive principal lounge with a striking picture window overlooking the rear garden and flooding the space with natural light. In total there are three reception areas, including a dining room with bay window and a versatile breakfast/morning room, ideal for modern family living. A useful downstairs WC completes the ground floor.

The location is a key feature — Sale Town Centre is approximately a 15-minute walk, Selsey Avenue playing fields are positioned at the end of the road (perfect for families and dog walkers alike), and the property falls within the catchment area for Ashton-on-Mersey School.

In brief the accommodation comprises: entrance porch, welcoming hallway, downstairs WC, bay-fronted dining room, extended lounge, morning room and kitchen. To the first floor are three well-proportioned bedrooms — including a particularly generous third bedroom — plus a bathroom and separate WC. The loft space is substantial and offers clear scope for conversion (subject to consents).

Externally, the property enjoys a large rear garden laid mainly to lawn. To the front there is further garden space and a driveway providing off-road parking, leading to a detached single garage.

## KEY FEATURES

- 1471-SQFT Spacious Detached Family Home
- Extended Ground Floor Accommodation
- Large Rear Garden
- Walking Distance to Sale Town Centre
- Freehold
- Three Well-Proportioned Bedrooms
- Three Reception Rooms
- Huge Further Development Potential
- Catchment for Ashton-on-Mersey School
- No onward chain

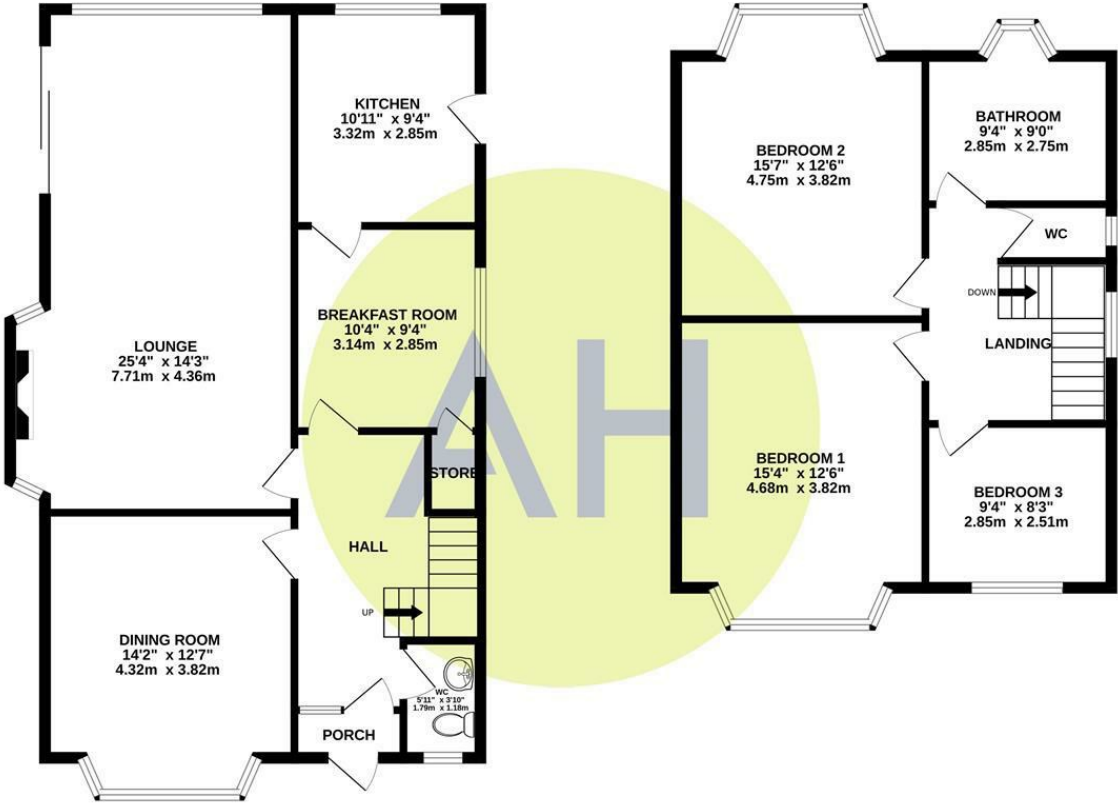






GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.

1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1471 sq.ft. (136.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |



ASHWORTH HOLME

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