



Clough Avenue, Sale, Trafford, M33

Offers Over: £700,000

Leasehold

Situated on the ever-popular Clough Avenue in Sale, this beautifully extended four double bedroom semi-detached property offers exceptional family living in a prime location. Ideally positioned close to highly regarded local schools, the Metrolink, Woodheys Park and De Quincey Park, the property combines stylish modern living with superb convenience for families and commuters alike.

To the front of the property, a driveway provides ample off-road parking, while the attractive exterior gives an immediate indication of the high specification found throughout the home. Upon entering, a welcoming entrance hall leads to a versatile reception room on the left-hand side, ideal for use as a home office, playroom or additional sitting room.

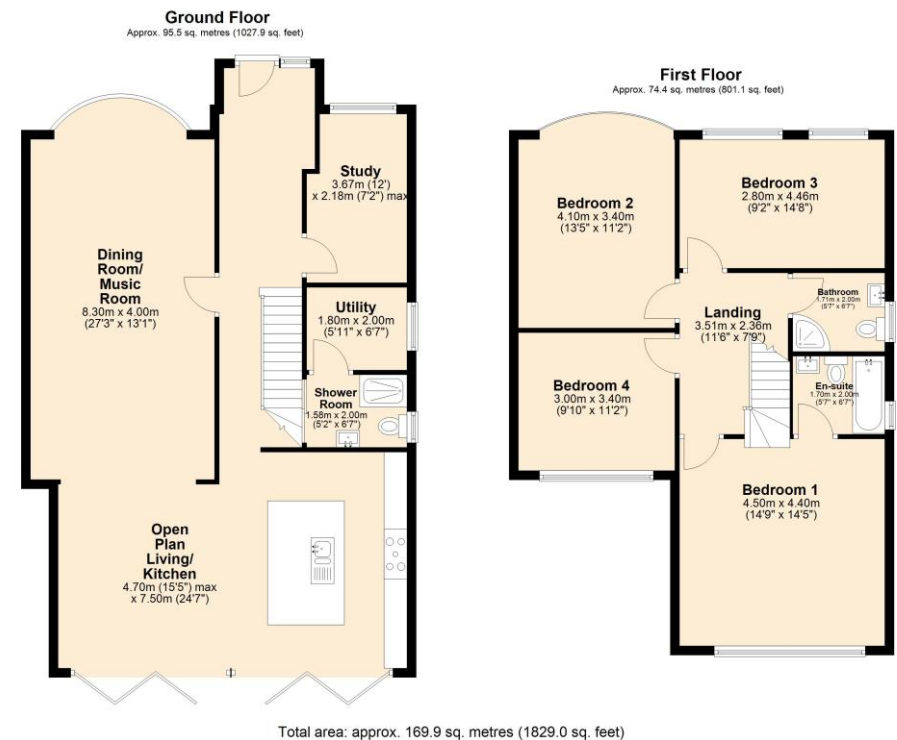
The heart of the home is the impressive open-plan living, dining and kitchen space, thoughtfully designed for modern family life and entertaining. This stunning area is flooded with natural light and features bi-folding doors opening directly onto the rear garden, creating a seamless indoor-outdoor feel. The contemporary fitted kitchen is finished to an excellent standard and benefits from a range of integrated appliances alongside ample storage and workspace.

Further enhancing the ground floor accommodation is a useful utility room and a stylish downstairs bathroom fitted with a contemporary Japanese toilet, adding a luxurious touch to the home.

To the first floor, the property offers four generously sized double bedrooms, all beautifully presented and providing excellent accommodation for growing families. The impressive principal bedroom enjoys a vaulted ceiling, creating a wonderful sense of space and character, along with attractive views over the rear garden and the added benefit of a modern en-suite bathroom. The family bathroom is also finished to a high standard and features a contemporary Japanese toilet.

Externally, the rear garden is well presented, enclosed and ideal for both relaxing and entertaining. A paved patio area leads onto a mainly lawned garden, offering plenty of outdoor space for families to enjoy. To the rear of the garden sits a versatile cabin with electrics, perfect for use as a home office, gym, studio or hobby room. There is also the added benefit of rear gated access directly into De Quincey Park, providing a fantastic extension of the outdoor space and ideal for families with children or dog walkers.

- EPC D
- Leasehold
- 999 Years 7/10/1931
- Ground Rent £5pa
- Council Tax C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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