



18 OAKFIELD, M33 6WB
£675,000



DESCRIPTION

AN IMPRESSIVE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, ENJOYING A QUIET AND PRESTIGIOUS POSITION IN ONE OF SALE'S MOST DESIRABLE RESIDENTIAL SETTINGS.

This beautifully proportioned detached family home offers spacious and versatile accommodation extending to just over 1500 SQFT, making it an ideal choice for growing families seeking space and convenience. Tucked away in a peaceful setting with a pleasant tree-lined outlook to the rear, the property enjoys excellent privacy whilst remaining within easy reach of Sale Town Centre, excellent local schooling and superb transport links.

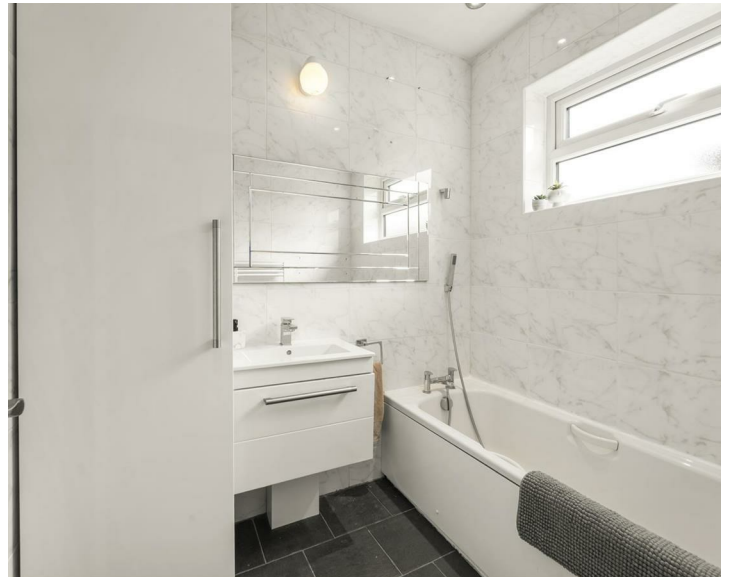
In brief, the accommodation comprises: welcoming entrance hallway, downstairs WC, two generously proportioned reception rooms offering excellent flexibility for both formal entertaining and everyday family living, with the rear reception room enjoying direct access onto the private rear garden. The stylish Wren fitted dining kitchen provides ample space for family dining. To the first floor there are four genuine double bedrooms, served by a modern family bathroom and separate shower room, offering excellent practicality for busy households. Externally, the property is equally appealing, with a lawned front garden, substantial driveway providing ample off-road parking and access to the tandem integral garage. To the rear, the charming walled garden enjoys a high degree of privacy, with patio seating areas and mature planting creating an excellent space for outdoor entertaining and family enjoyment.

Further benefits include HIVE smart heating controls, gas central heating and double glazing throughout. A rare opportunity to acquire a spacious detached family home in one of Sale's most sought-after residential locations.

KEY FEATURES

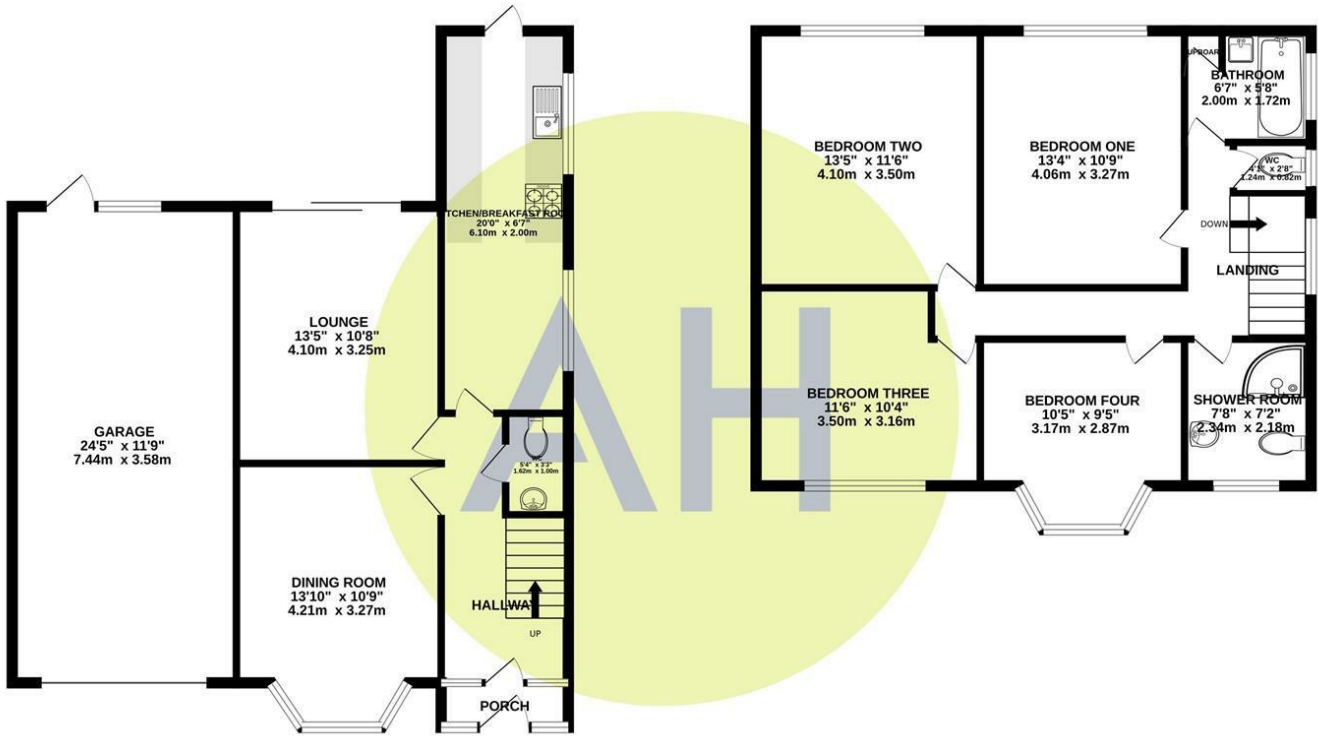
- Four well-proportioned double bedrooms
- Stylish Wren kitchen with dining space
- Downstairs WC for added convenience
- Private walled rear garden with patio areas
- Two spacious reception rooms
- Modern bathroom and large separate shower room
- Generous driveway and tandem integrated garage
- Quiet yet convenient location near Sale, schools & transport links





GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.

1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 1521 sq.ft. (141.3 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 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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