



45 Cecil Avenue, Sale

Sale

Guide Price £875,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



45 Cecil Avenue

Sale

A substantial, lovingly enhanced and largely extended detached house, set in a sought-after secluded location close to Sale and in catchment of Ashton Upon Mersey School, with three reception rooms, contemporary refitted kitchen, four well sized bedrooms, and two modern bath/ shower rooms, with a large private garden conveniently close to popular schools, key transport links and local amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- An Extensive Period Four Bedroom Detached Residence
- Within Walking Distance Of Some Of Trafford's Most Desirable Schools Including Ashton-Upon-Mersey
- Boasting A Generous And Secluded Rear Garden
- Three Seperate Reception Rooms
- Immaculate Refitted Separate Kitchen
- Wealth Of Original And Restored Features Throughout
- Off Road Parking For Multiple Vehicles & Garage
- Benefits From Planning Permission For Ground And First Floor Remodel, Trafford Portal Search: 115968/HHA/25

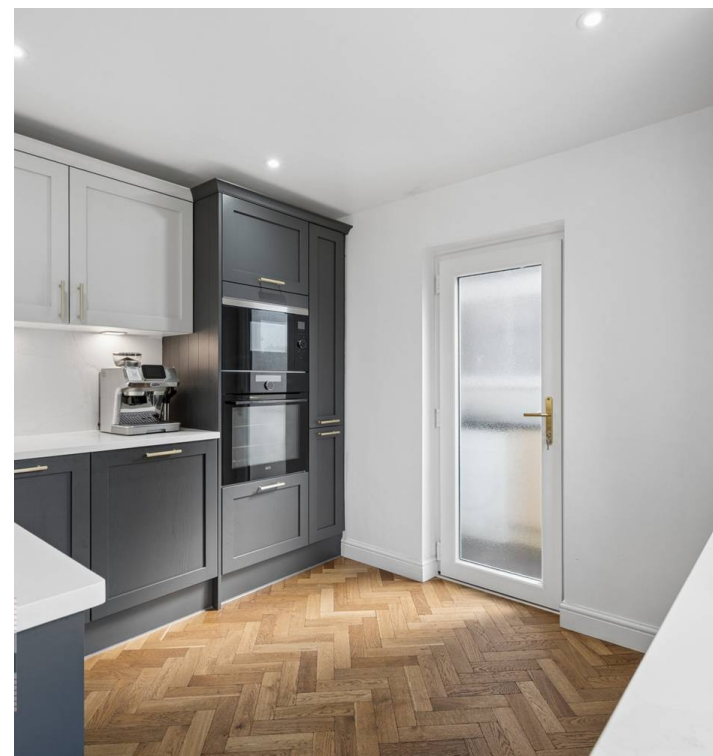


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Sale

Set on one of Sale's most prestigious roads, this handsome much improved detached home enjoys an exclusive position within easy reach of Sale town centre, in catchment of sought-after schools, key transport links and a wealth of amenities close at hand.

This impressive four-bedroom detached residence offers a charming combination of original detailing and contemporary enhancements, with a particularly spacious footprint having been thoughtfully extended, and tastefully appointed accommodation arranged over two floors. Upon entering, you are greeted by a striking entrance hall, where stylish wooden flooring sets the tone that continues throughout the home. To the right, two generous and separate reception rooms provide versatile spaces for both formal entertaining and relaxed family living. The bay-fronted dining room is flooded with natural light, creating an inviting atmosphere, while the renovated living room boasts an inglenook feature and double doors, seamlessly connecting indoor and outdoor spaces. A traditional morning room, serving as a third reception area, offers further flexibility for use as a study, playroom or snug. The immaculate, refitted kitchen is a true highlight, featuring a sophisticated twin-tone design with contemporary detailing that will delight any home chef.





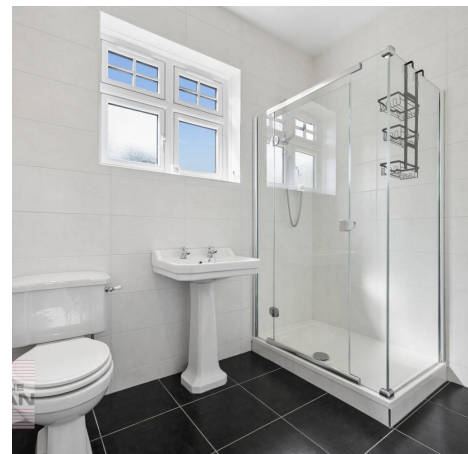
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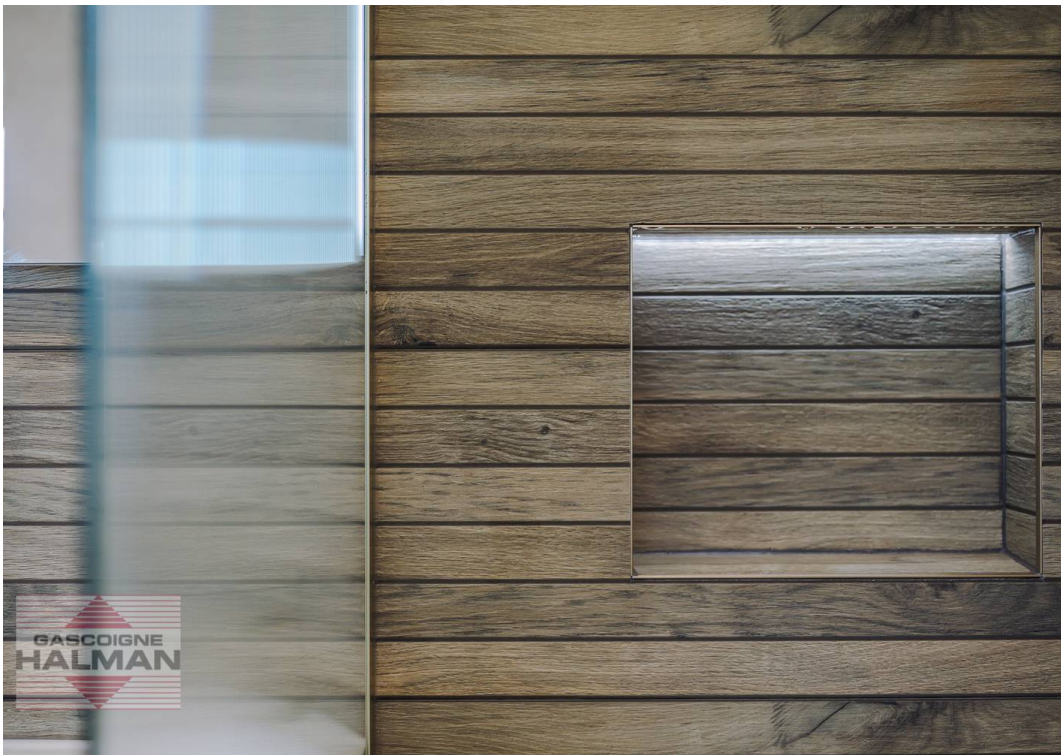
Upstairs via the spacious landing, are four well-proportioned bedrooms, with the principal bedroom benefiting from a modern ensuite shower room, while the remaining rooms are served by a striking four-piece family bathroom, complete with a wet-room style shower and a standalone tub. Throughout the property, there is a wealth of original and restored features seamlessly blending with high-quality modern finishes.

Externally the home benefits from a large plot with a quaint garden and generous driveway to the front, whilst to the rear is an extensive lawned garden with maturely planted boundaries, private aspect, separate children's play area, and a sizeable patio.

Please note the property also benefits from planning permission to remodel the ground floor with a garage conversion to provide an additional reception room, larger kitchen, and create a utility room and ground floor w/c, and also encompasses a partial first floor reconfiguration to create two bedrooms with a shared en-suite. Trafford Council Planning Search: **115968/HHA/25**.



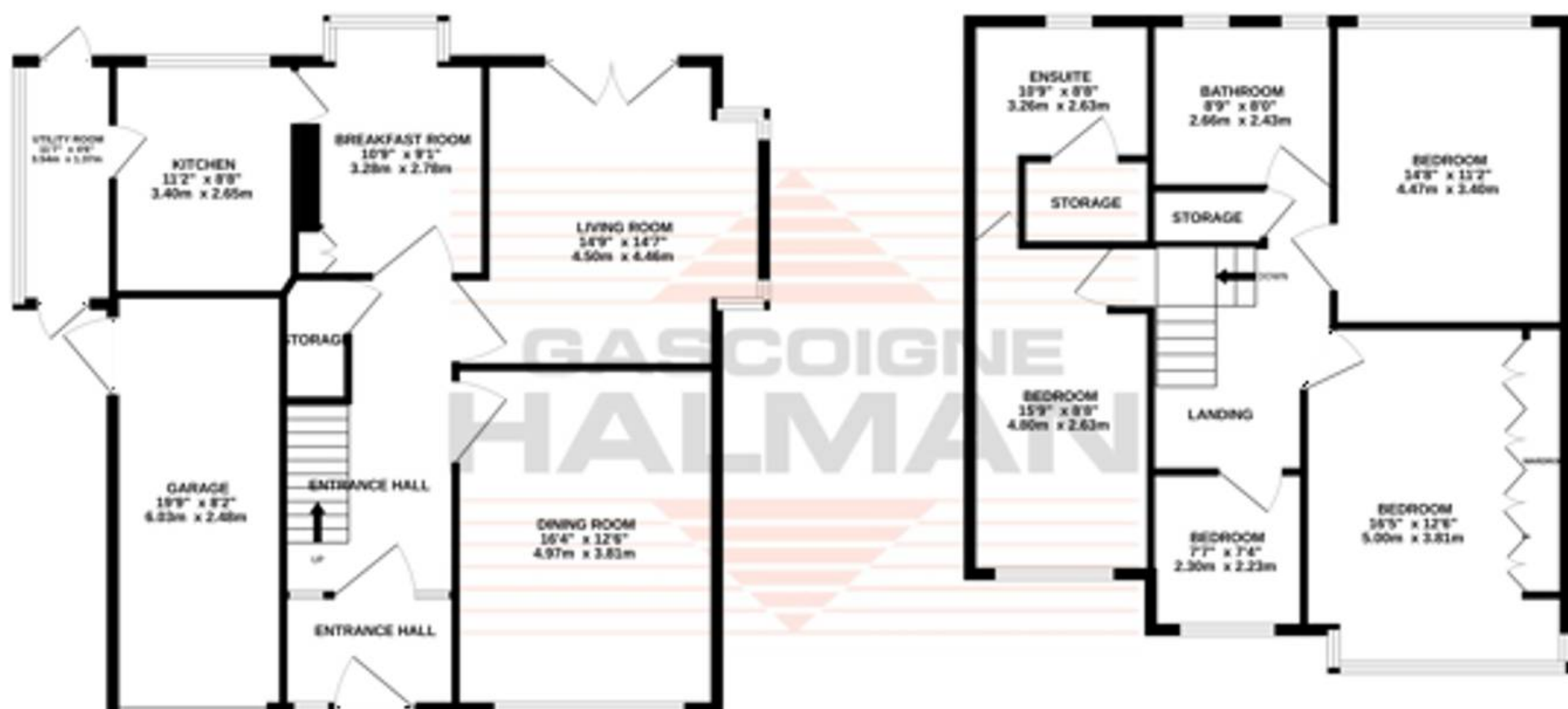






GROUND FLOOR
972 sq ft. (90.2 sq m.) approx.

1ST FLOOR
825 sq ft. (76.6 sq m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.9 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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