



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



**54 AVONLEA ROAD, M33 4HZ**  
**£615,000**



## DESCRIPTION

A WELL-PROPORTIONED FOUR BEDROOM FAMILY HOME WITH GARAGE, GENEROUS REAR GARDEN AND AMPLE OFF-ROAD PARKING, POSITIONED WITHIN A POPULAR AND CONVENIENT SALE LOCATION.

This attractive home offers spacious and versatile accommodation extending to approximately 1250-SQFT, ideal for growing families. The property is well presented throughout, with a modern kitchen and a sensible layout that balances open living space with more traditional separate rooms.

To the ground floor, the accommodation comprises a welcoming entrance hallway, a bright bay-fronted living room, a separate dining room overlooking the rear, and a modern fitted kitchen/breakfast room. There is also useful under-stairs storage. To the first floor, there are three well-proportioned double bedrooms, a generous fourth single bedroom, and a family bathroom fitted with a four-piece suite including a separate shower. Externally, the property enjoys a particularly attractive rear garden, mainly laid to lawn with a paved patio area—ideal for outdoor dining and family use. To the front, a driveway provides ample off-road parking and access to the garage.

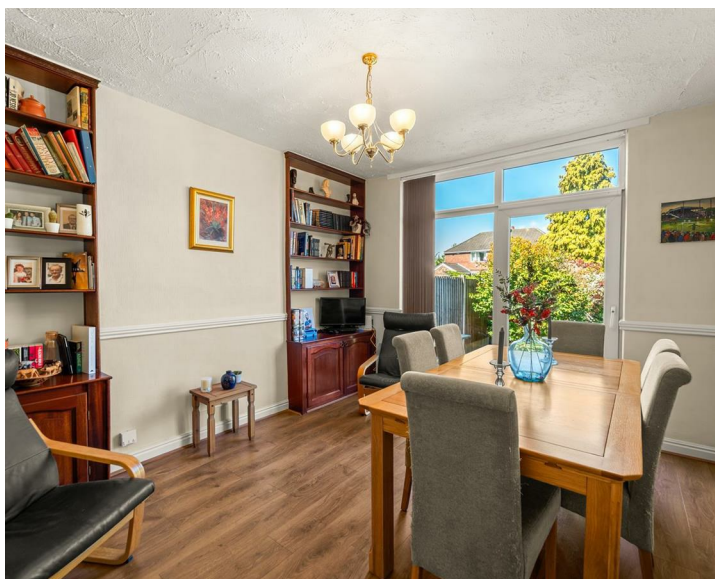
Further benefits include gas central heating and double glazing throughout.

The property is situated within easy reach of Sale Town Centre, offering a wide range of shops, restaurants and Metrolink access into Manchester. The area is well regarded for families, falling within the catchment for Ashton-on-Mersey School and Tyntesfield Primary School, making it a highly convenient and desirable location.

## KEY FEATURES

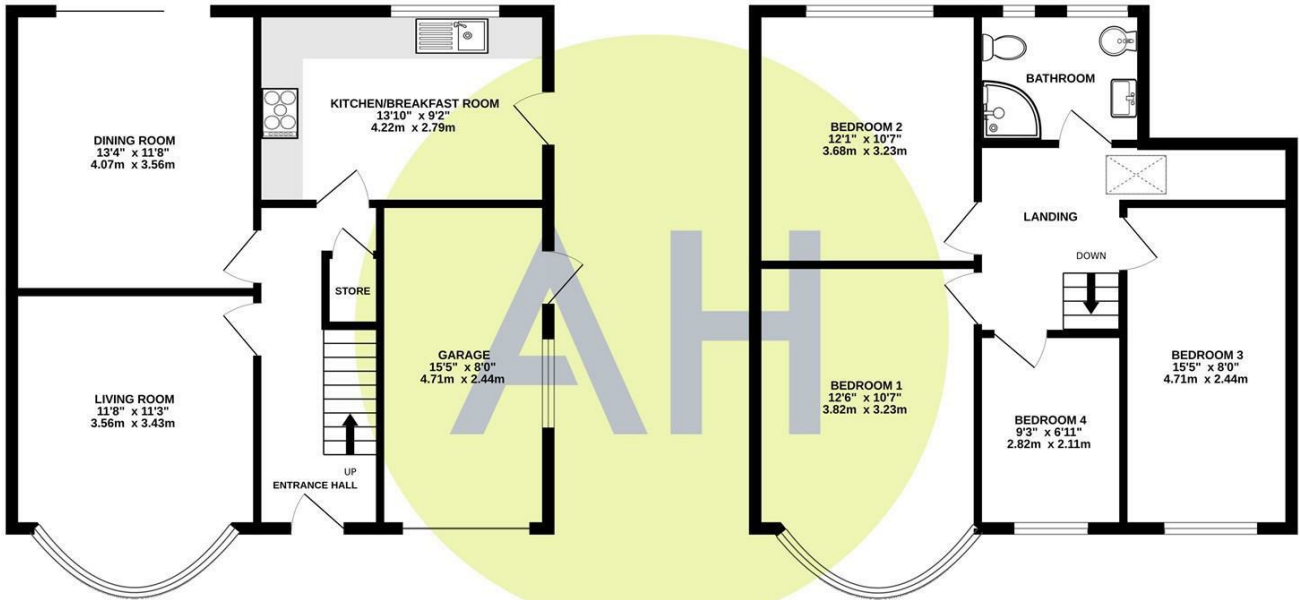
- Four bedroom detached family home
- Spacious bay-fronted living room
- Modern breakfast kitchen
- Garage with power and lighting
- Leasehold 907 years remaining
- Three double bedrooms plus generous single
- Separate dining room with garden access
- Ample off road parking to the front
- Highly sought after location in Sale
- Council Tax Band = E





**GROUND FLOOR**  
647 sq.ft. (60.1 sq.m.) approx.

**1ST FLOOR**  
603 sq.ft. (56.0 sq.m.) approx.



**TOTAL FLOOR AREA: 1250 sq.ft. (116.1 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
 WWW.ASHWORTHHOLME.CO.UK

