



Firtree Avenue, Sale, Cheshire, M33

Offers Over: £400,000

Leasehold

Firtree Avenue, Sale, Cheshire, M33

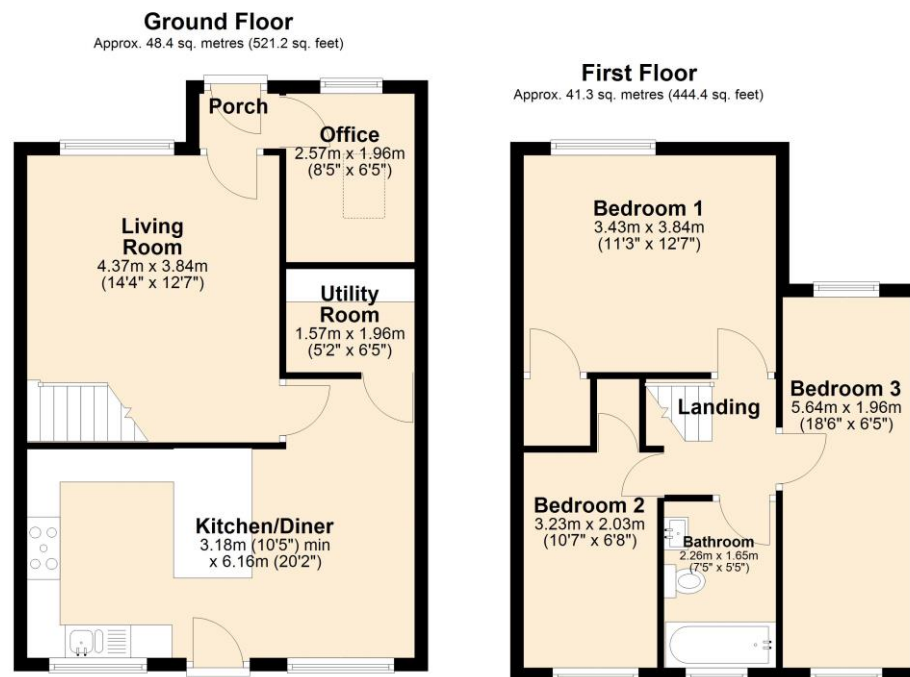
This superbly maintained three-bedroom semi-detached home offers an exceptional combination of modern style, practical living spaces, and family-friendly comfort. Nestled in a desirable residential area within close proximity to an abundance of amenities including motorway networks and popular schooling

Upon entering, you're welcomed by a bright and practical porch, an ideal space for coats, shoes, and everyday essentials. From here, you step into a generously sized living room, bathed in natural light from its large front-facing window. Adjacent to the living room is a versatile study, perfect for remote working, a creative hobby space, or a children's playroom.

The heart of the home is a contemporary, well-appointed kitchen, featuring sleek modern units, high-quality fittings, and ample worktop space. An adjoining utility room provides additional storage and laundry facilities, ensuring the kitchen remains uncluttered and functional.

Upstairs, you'll find three well-proportioned bedrooms, each offering comfort and flexibility. Two bedrooms benefit from a built-in wardrobes, providing excellent storage solutions. The third bedroom, currently used as a guest room is flooded with natural light with dual aspect windows. The family bathroom has been tastefully finished with a modern three-piece suite, including a bath with overhead shower, complemented by contemporary tiling and fittings for a fresh, relaxing feel.

To the rear, a beautifully maintained lawned garden provides the perfect setting for outdoor enjoyment, complete with a dedicated seating area ideal for al fresco dining, summer barbecues, or a quiet morning coffee. The front of the property offers generous off-road parking, complete with an electric vehicle charging point, making it practical for modern living.



Total area: approx. 89.7 sq. metres (965.6 sq. feet)

- Leasehold
- Ground Rent £35 pa
- 999 Yrs 24/7/1980
- Council Tax Band B
- EPC C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.