

13 Arnesby Avenue, Sale

Sale

£600,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







13 Arnesby Avenue

Sale

Four bedroom detached home with two reception rooms, a contemporary kitchen, utility room, ensuite, driveway, garage and EV charger. Enclosed garden with patio, pergola and pond.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four bedroom detached house
- Generous established rear garden
- Driveway parking with EV charging point
- Contemporary kitchen with utility room and wc
- Open-plan living and dining room plus additional second reception room
- Two bathrooms
- Within convenient reach of both Dane Road and Sale Water Park metro stations as well as Sale Town Centre









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This attractive four bedroom detached house combines generous living space with a contemporary kitchen and an established garden. A covered entrance opens into a welcoming hall, where staircase windows bring in natural light and a decorative chandelier complements the white spindle balustrade. The accommodation includes two reception rooms, with an open-plan living and dining area providing space for comfortable seating and a large table. A feature fireplace forms a focal point, while sliding glazed doors open towards the patio and garden. The adjoining reception room enjoys light from glazing on two sides and has two sets of French doors connecting it to the outdoor space, creating an inviting setting for relaxing or entertaining.

The kitchen is finished with glossy white handleless cabinetry, pale worktops and wood-effect flooring. Its U-shaped arrangement offer generous preparation space, complemented by extensive storage, a built-in double oven and microwave, an electric hob and a stainless-steel extractor. A large window above the sink, recessed spotlights and under-cabinet lighting complete the bright, practical design. Upstairs, the four bedrooms include double rooms with fitted wardrobes and a bright single bedroom. One double bedroom has an adjoining window-lit dressing area, with an arched opening adding character plus an ensuite shower room. The two bathrooms include a bathroom with a curved bath and overhead shower, and a separate glass-enclosed shower room.











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Additional features make this a home designed for everyday ease. The property benefits from loft access with raised boarded area, including lights and plug sockets. A dedicated utility room provides full-height and wall-mounted storage, a worktop with space for laundry appliances beneath, and a ceiling-mounted pulley airer. The bathroom has a vanity basin, mirrored cabinet and heated towel rail, while frosted windows bring natural light and privacy to both the bathroom and shower room. A separate cloakroom, landing cupboard and loft access add further practicality. Outside, the red-brick frontage is enhanced by a prominent gable, established planting and a sheltered entrance.

A generous driveway provides off-road parking and leads alongside the house to a garage, with an external electric vehicle charging point adding convenience. To the rear, the enclosed garden offers a broad lawn, mature borders and a generous paved patio for outdoor dining and seating. A pergola with decorative lighting frames an inviting place to unwind, while an ornamental pond with a slate-edged waterfall adds a distinctive feature. A greenhouse, garden shed and timber garden building provide space for gardening and outdoor storage. Sliding doors connect the house with the patio, making it easy to enjoy the garden throughout the seasons.




AEG



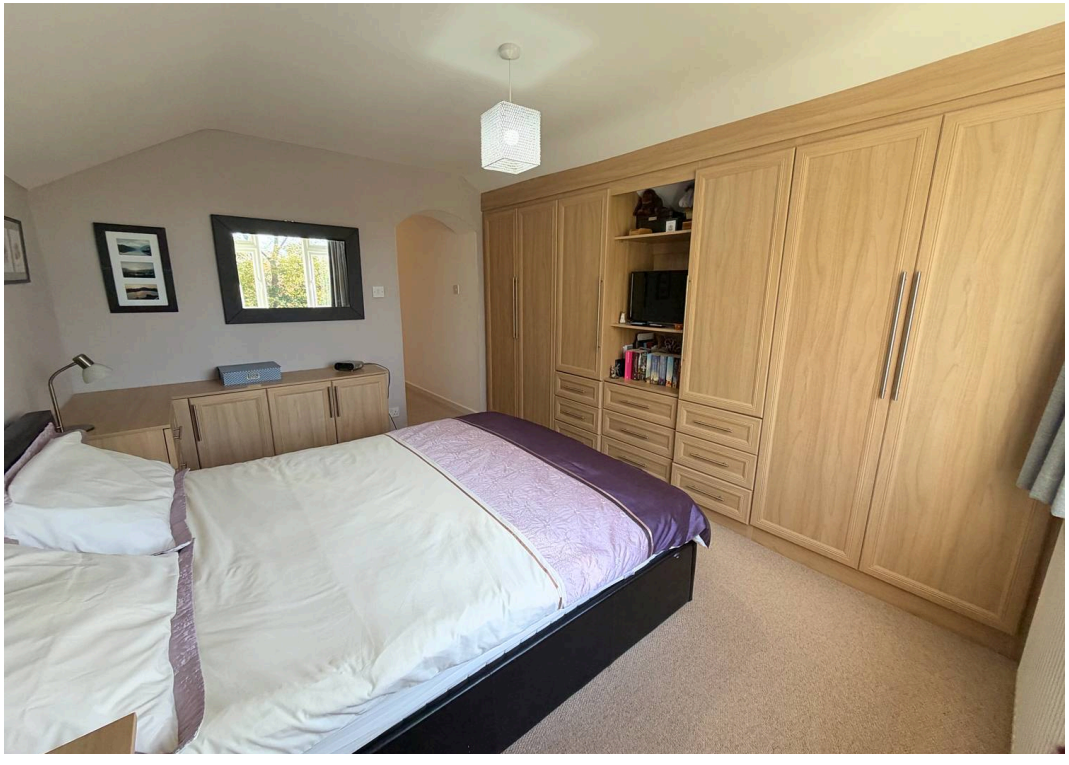














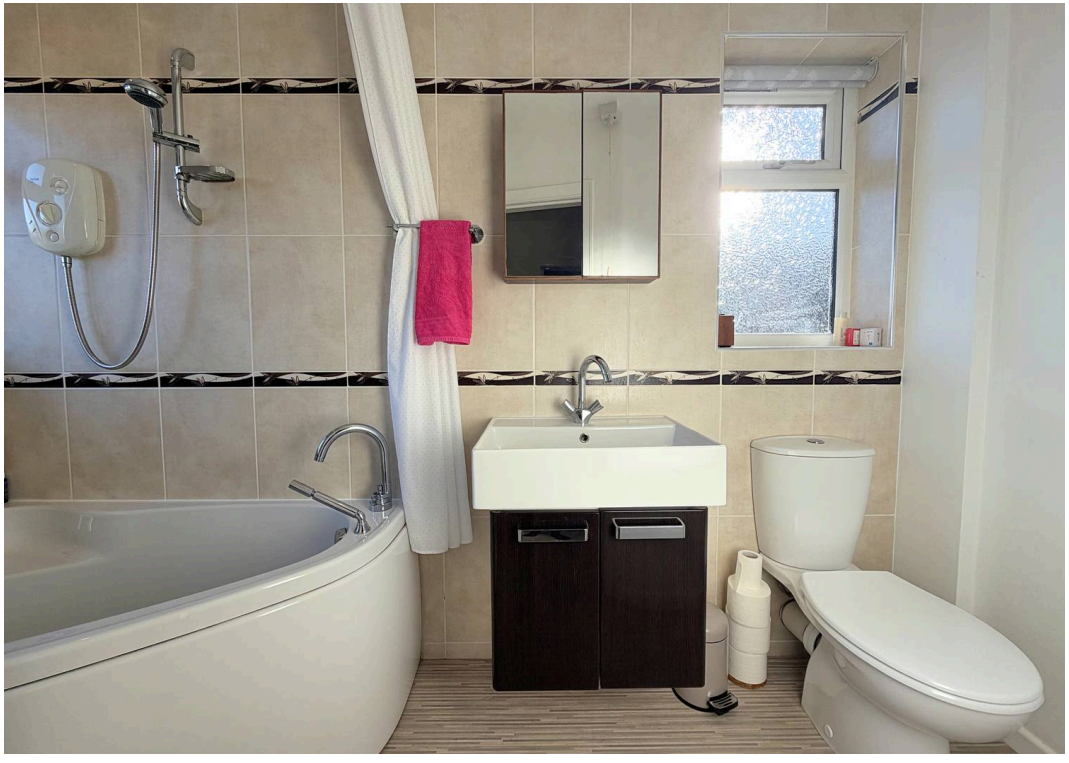
























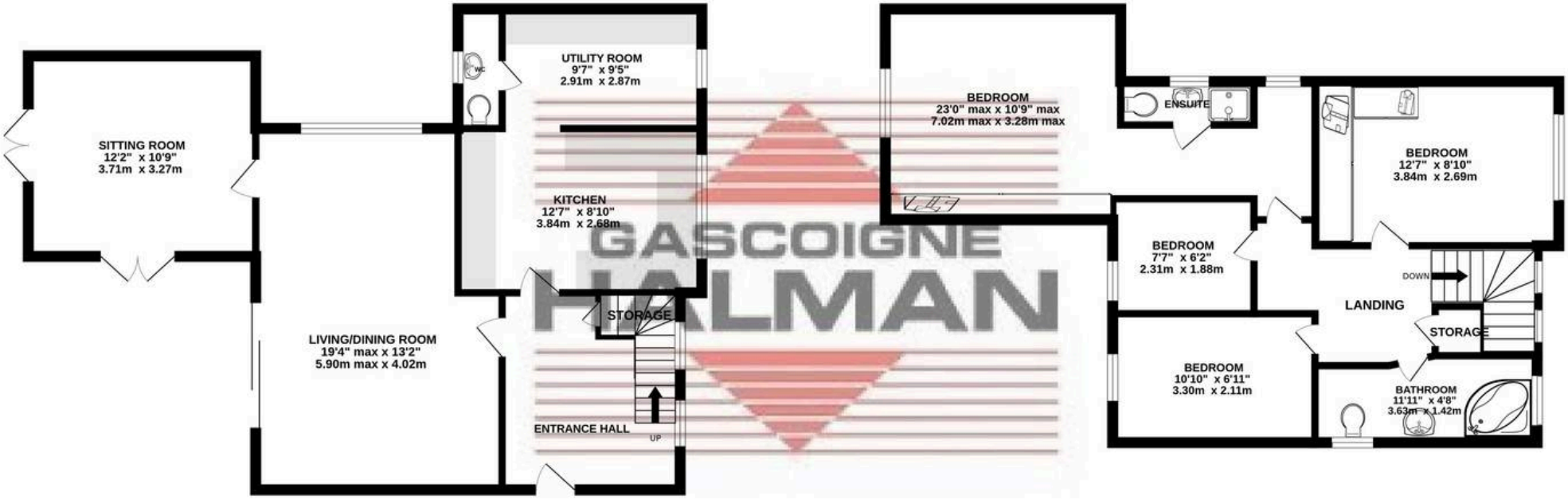






GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.

1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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