IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

32 THE AVENUE | SALE

£750,000

NO ONWARD CHAIN A superbly proportioned detached bungalow occupying an enviable corner plot located on one of Sales most prestigious roads. The accommodation is well maintained throughout but provides any prospective purchaser the opportunity to re-model to their own individual taste. The accommodation briefly comprises enclosed porch, reception entrance hall, sitting room, separate dining room with adjacent conservatory, fitted breakfast kitchen with access to the rear gardens, three bedrooms plus bathroom/WC and additional cloakroom/WC. Externally there is pedestrian access to the front with lawned gardens extending to the side whilst to the rear the driveway provides off road parking and access to the garage and there is a patio seating area. Viewing is highly recommended.

POSTCODE: M33 4PH

DESCRIPTION

The property provides superbly proportioned living space, well maintained but representing an exciting opportunity to re-model to individual taste.

The existing accommodation is approached via a large enclosed porch leading onto the impressive welcoming reception entrance hallway with a focal point of a tiled fireplace housing an electric fire. Off the hallway is access to various storage cupboards and the cloakroom/WC. Positioned towards the front of the property is an excellent sitting room whilst to the rear is a separate dining room with sliding doors providing access to the adjacent conservatory. The conservatory has double doors leading to the gardens at the side. Also positioned to the rear of the property is a fitted breakfast kitchen with a comprehensive range of units plus breakfast bar and with door to the rear gardens. There are three excellent bedrooms, two of which benefit from fitted wardrobes and all are serviced by the bathroom/WC and there is the added benefit of an additional cloakroom/WC.

The gardens are a particular feature occupying a corner plot the lawns extend to the front and side whilst to the rear double gates lead onto the driveway providing off road parking and access to the garage. To the rear is a block paved patio seating area with gated access to the driveway.

The position is ideal being located on one of Sales most prestigious roads as voted in the Sunday Times best places to live in the UK 2023.

Viewing is highly recommended.

ACCOMMODATION

ENCLOSED PORCH
Lead effect PVCu double glazed front door with side screen. Tiled floor.

RECEPTION ENTRANCE HALL
19'7 x 14'4 (5.97m x 4.37m)
With leaded and stained glass panelled front door. Ceiling cornice. Tiled fireplace housing electric fire. Radiator. Cloaks cupboard. Airing cupboard housing boiler, hot water cylinder and radiator.

SITTING ROOM
15'11 x 13'9 (4.85m x 4.19m)
With a focal point of a fireplace housing an electric fire and with tiled insert and hearth flanked by leaded and stained glass windows. Opaque leaded and stained glass window to the side. Lead effect PVCu double glazed window to the front. Radiator. Ceiling cornice. Television aerial point. Radiator. Ample space for dining suite. Sliding doors to:

DINING ROOM
10'11" x 10'10" (3.33m x 3.30m)
With ample room for dining suite. Radiator. Sliding doors to:

CONSERVATORY
19'3 x 7'11 (5.87m x 2.41m)
Double doors to the side garden.

BREAKFAST KITCHEN
17'11 x 10'10 (5.46m x 3.30m)
Fitted with a comprehensive range of wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill plus four ring induction hob with extractor hood over. Integrated dishwasher. Breakfast bar. Space for fridge freezer. Dual aspect lead effect PVCu double glazed windows. Door to the rear garden. Tiled splashback. Plumbing for washing machine. Space for fridge freezer.

BEDROOM 1
15'10 x 12'8 (4.83m x 3.86m)
With fitted wardrobes. Ceiling cornice. Lead effect PVCu double glazed window to the front. Radiator.

BEDROOM 2
12'5 x 12'2 (3.78m x 3.71m)
Mirror fronted fitted wardrobes. Radiator. Lead effect PVCu double glazed window to the side.

BEDROOM 3
10'0 x 8'6 (3.05m x 2.59m)
Lead effect PVCu double glazed window to the rear. Radiator.

BATHROOM
9'0 x 8'5 (2.74m x 2.57m)
Fitted with a suite comprising corner bath, tiled shower enclosure, vanity wash basin and WC. Tiled walls and floor. Recessed low voltage lighting. Opaque lead effect PVCu double glazed window to the rear. Heated towel rail. Extractor fan.

SEPARATE CLOAKROOM
With WC and wash hand basin. Opaque leaded and stained glass window to the front. Tiled walls and floor. Extractor fan.

OUTSIDE

GARAGE
19'6 x 10'4 (5.94m x 3.15m)
With up and over door to the front. Door to the rear.

To the front of the property there is gated pedestrian access with lawned gardens which extend to the side and there is gated access to the driveway. To the rear double gates lead onto the driveway providing off road parking and access to the detached garage and there is a rear block paved patio seating area accessed via the kitchen.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "F"

TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

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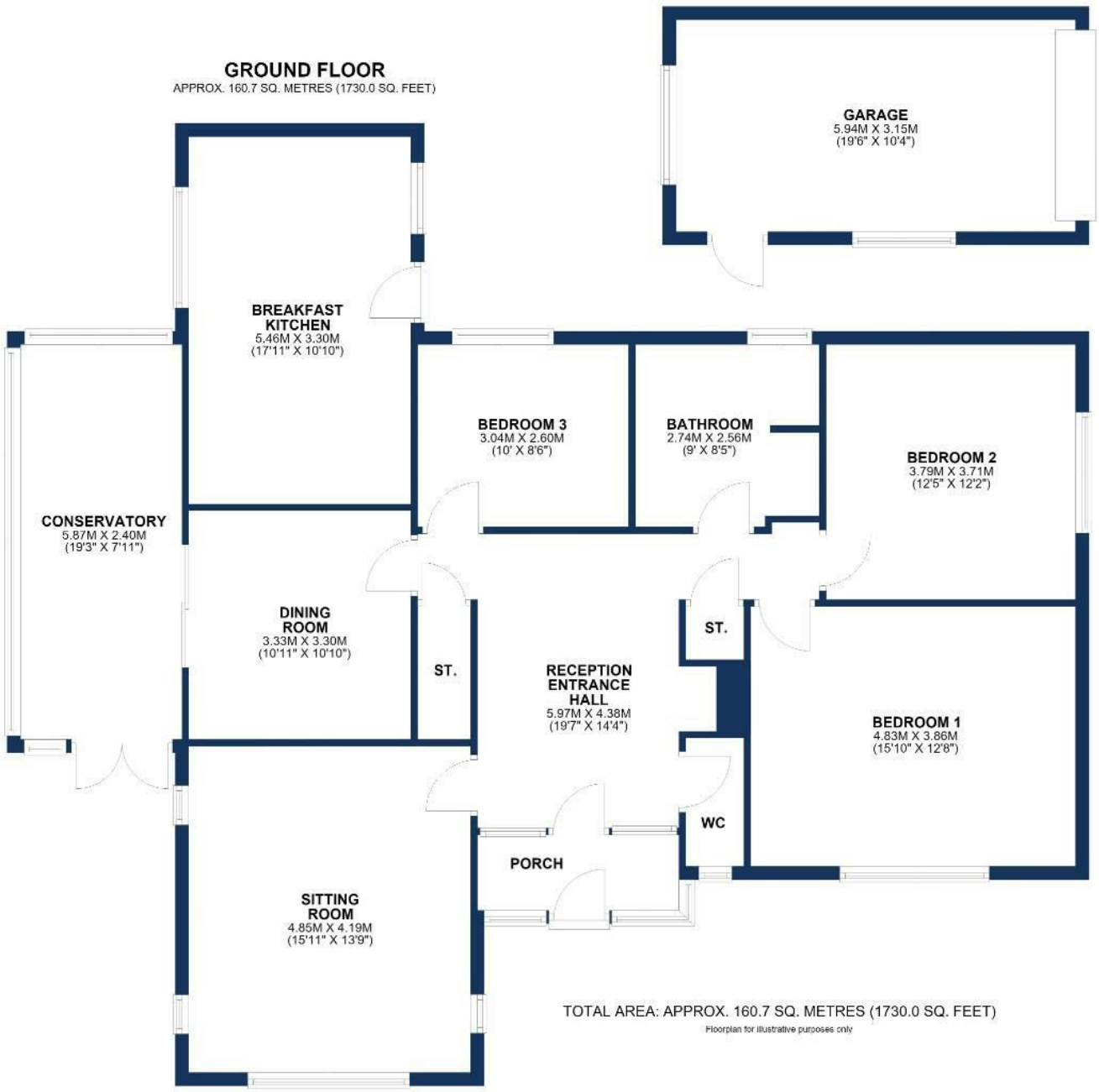

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