



Stoneleigh Avenue, Sale, Manchester, M33

Guide Price: £600,000

Freehold

Within easy reach of Ashton-upon-Mersey Village, this spacious three/four-bedroom detached bungalow offers versatile and well-proportioned accommodation, ideal for a variety of buyers. With generous living space, three established bedrooms plus a flexible dressing room/fourth bedroom, two bathrooms and an attractive enclosed rear garden, the property provides excellent single-level living in a sought-after residential location.

To the front of the property is an attractive garden together with a paved driveway providing off-road parking, while gated access leads conveniently through to the rear garden. An entrance porch opens into a welcoming hallway, where there is a useful storage cupboard housing the property's boiler.

Positioned to the front is the impressive main bedroom, featuring a beautiful bay window fitted with plantation shutters and a range of fitted wardrobes providing excellent storage. Leading directly from the main bedroom is a versatile dressing room, currently utilised as a fourth bedroom, offering flexibility depending upon the needs of the new owner. The principal bedroom also benefits from its own en-suite shower room, fitted with a walk-in shower, WC and wash hand basin.

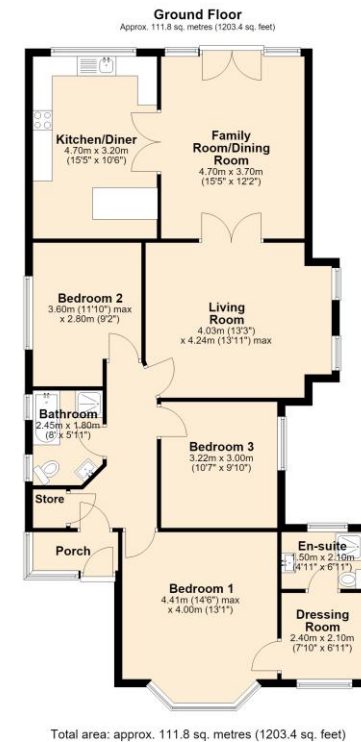
There are a further two well-proportioned bedrooms, providing comfortable accommodation for family members, guests or those requiring a home office. Completing the bedroom accommodation is the spacious family bathroom, fitted with a four-piece suite.

To the rear of the property is a fabulous living room, enjoying attractive angle-nook style windows and an inset living-flame gas fire which creates a warm and inviting focal point. Double doors open into the adjoining dining room. The dining room is a bright and spacious addition, with skylights allowing plenty of natural light to flood the room, while patio doors open directly onto the rear garden. Further double doors connect the dining area with the kitchen.

The kitchen is fitted with a comprehensive range of base and eye-level units, complemented by integral appliances and a practical breakfast bar, providing an informal space for morning coffee or casual dining.

Externally, the property enjoys a private and enclosed rear garden, predominantly laid to lawn with a paved patio area providing an ideal setting for outdoor dining, entertaining and relaxing during the warmer months. A timber summer house/shed provides useful additional storage or recreational space, while fenced boundaries offer a good degree of privacy.

Stoneleigh Avenue is ideally positioned for the many amenities available within Ashton-upon-Mersey Village, including independent shops, cafés, restaurants and everyday conveniences. The property is also well placed for access to Sale town centre, excellent local schooling, transport links and nearby green spaces.



- EPC Grade E
- Freehold
- Rent charge TBC
- Council Tax Band D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	42 E	
21-38	F		
1-20	G		

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Disclaimer

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