



1 BRENTON AVENUE, M33 6RA
£380,000

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DESCRIPTION

****WATCH OUR VIDEO TOUR **** A TRULY RARE OPPORTUNITY TO ACQUIRE THIS LARGER THAN AVERAGE THREE BEDROOM SEMI-DETACHED WHICH FORMS PART OF HIGHLY DESIRABLE CUL-DE-SAC LOCATION JUST OFF BARKERS LANE THAT IS HOME TO JUST A HANDFUL OF PROPERTIES. This ideal and larger than average family home offers 1372 SqFt of accommodation arranged over two floors and benefits from a open plan dining kitchen, useful downstairs WC, gardens to both side and rear giving the potential to extend and a single brick built garage. This little known but highly sought after location puts the property within the catchment area for the ever popular St Mary's Primary School and within easy walking distance of Sale Town Centre. Warmed by gas central heating and double glazing throughout. In brief the accommodation comprises: Entrance porch, entrance hallway, downstairs WC, living room with bay window, open plan dining kitchen and a conservatory all the ground floor. To the first floor the layout is traditional with three bedrooms two of which are double rooms and the third being a larger than average single. There is also a family bathroom. Externally to rear the garden is mainly laid to lawn with an initial patio area and panelled fencing enclosure. To the side there are further paved gardens. To the front the driveway provides off road parking for at least two vehicles and provides access to the garage which benefits from an electric sectional door and an additional door providing access to the rear garden. Be quick properties in this location are a rare find and always sell quickly.

KEY FEATURES

- Spacious three bedroom semi-detached
- Cul-De-Sac
- Open plan dining kitchen
- Excellent school catchments
- Highly sought after location off Barkers Ln
- Gardens to both the side & rear
- Useful downstairs WC
- Potential to extend





'A superb opportunity to acquire this well proportioned traditional three bedroom semi-detached which forms part of a highly sought after Cul-De-Sac just off Barkers Lane'

DIMENSIONS

Ground Floor

Entrance Porch

Entrance Hallway

Downstairs WC

Living Room

15'1" x 12'7" (4.61 x 3.86)

Dining Area

12'7" x 12'1" (3.86 x 3.69)

Kitchen

19'5" x 7'1" (5.92 x 2.18)

First Floor

Landing

Bedroom One

15'2" x 11'5" (4.64 x 3.5)

Bedroom Two

12'0" x 11'5" (3.66 x 3.50)

Bedroom Three

9'8" x 8'3" (2.96 x 2.54)

Family Bathroom

8'8" x 8'3" (2.66 x 2.54)

Externally

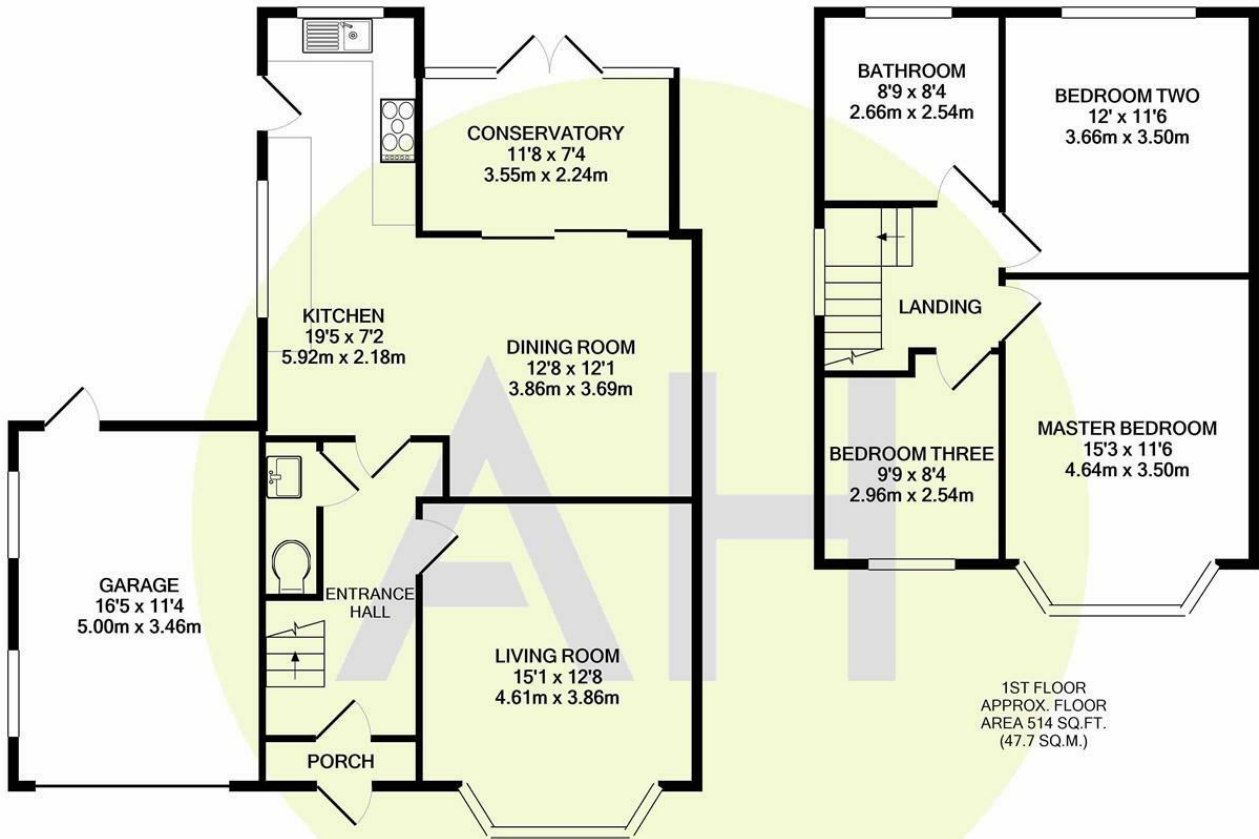
Rear Garden

Side Garden

Driveway

Brick Built Garage

16'4" x 11'4" (5.0 x 3.46)



GROUND FLOOR APPROX. FLOOR AREA 858 SQ.FT. (79.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1372 SQ.FT. (127.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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