



Avonlea Road, Sale, M33

Asking price of £1,800pcm

Property Features

- Four Double Bedrooms
- Detached Property
- Close to Outstanding Primary and Secondary schools
- Excellent Transport Links
- Highly Sought After Residential Area
- Immaculate Condition
- Off Road Parking for Three Cars
- Large Rear Garden
- Downstairs W/C, Plus Two Bathrooms
- Modernised to a High Standard Throughout



Full Description

Available on a fixed term 12 month tenancy. A tastefully renovated and extended, four bedroom detached property. Located in an extremely popular part of Sale, on a quiet road. The property is in immaculate condition, with newly fitted bathrooms and kitchen, finished to an extremely high standard with stylish natural décor throughout. The property is situated close to highly sought after exceptional primary and secondary schools. Externally, the property boasts a large front driveway with parking for three vehicles off-road. To the rear, a good sized, lawned garden with newly laid grass and a contemporary patio area.



ENTRANCE HALL

Enter through a uPVC double glazed door, solid wood floors are laid throughout the entrance hall and lounge area. Walls are natural coloured with picture rail, entrance hall leads to stairs with grey runner carpet, wooden balustrades; also doors to lounge and kitchen area.

LOUNGE 14'2 x 11' (4.33m x 3.36m)

On the left hand side of the entrance hallway, enter the lounge. Good sized lounge area, with solid wood floors, uPVC double glazed bay window to front aspect; tasteful décor; with original fireplace; and contemporary furniture.

KITCHEN/DINING 25'4 x 23'3 (7.71m x 7.08m)

Stunning state of the art kitchen, open to lounge and dining area. This spacious extended modern open family area is complete with marble worktops and central island; fully integrated dishwasher; freestanding American style fridge freezer with ice and water dispenser; 7 ring gas hob over double oven with extractor over. Lit by ceiling spotlights, pendant lights over island and under cabinet lighting. Dining-Living area also benefits from natural light via four velux skylights, fitted with solar powered remote controlled blinds. Fully tiled travertine flooring, with underfloor heating, neutral décor throughout and double doors leading to rear garden area.

DOWNSTAIRS W/C

Beside the utility room is a downstairs W/C benefitting from W/C, hand wash basin, tiled flooring, splashback tiles over sink, hand towel rail, shelf and mirror.

UTILITY ROOM 9'11 x 5'9 (3.02m x 1.75m)

Utility room off the kitchen with washer and dryer, stainless steel sink with mixer tap and a range of matching base and eye level units. Travertine tiled floor with under floor heating, ceiling spot lights, uPVC double glazed door to side aspect; also boiler cupboard.

MASTER BEDROOM 12'8 x 10'3 (3.86m x 3.12m)

A large double bedroom with uPVC double glazed bay window to rear aspect, with double panelled radiator under and floor length curtains. Fitted carpet, neutral walls; grey contemporary furniture; and fitted wardrobes. This room also benefits from en suite shower room.



ENSUITE

Accessed from the master bedroom, ensuite shower room fitted with a white three piece suite including; pedestal wash hand basin, W/C, walk-in shower with glazed screen, frosted glass uPVC double glazed window to rear aspect; mirrored bathroom cabinet, and large heated towel rail. This ensuite is finished with full tiled floor and under-floor heating and part tiled walls.

BEDROOM TWO 15'5 x 10'3 (4.71m x 3.12m)

Another spacious double bedroom, with fitted carpet, a large uPVC double glazed bay fronted window to front aspect, curved double panelled radiator under. Furnished with a range of matching bedroom furniture including; wardrobe, chest of drawers, two bedside tables and double bed.

BEDROOM THREE 16'1 x 7'7 (4.90m x 2.30m)

A third double bedroom with two uPVC double glazed windows to front and side aspect, and bedroom furniture including; a bed, chest of drawers, two bedside tables, large mirror and wardrobe. Fitted carpet and double panelled radiator.

BEDROOM FOUR/STUDY 9'2 x 7'3 (2.80m x 2.21m)

A good sized fourth bedroom, currently utilized as a study. This room could be used as a bedroom for the duration of the tenancy. uPVC double glazed window to front aspect; double panel radiator; fitted carpet; and neutral coloured walls.

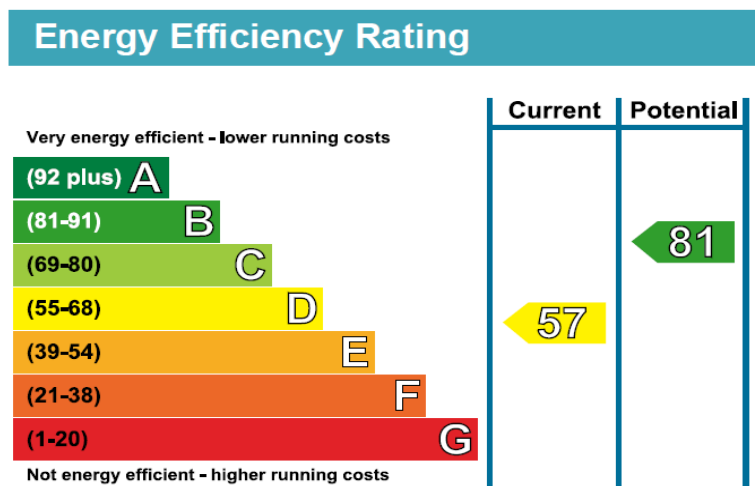
BATHROOM 11' x 9'6 (3.36m x 2.90m)

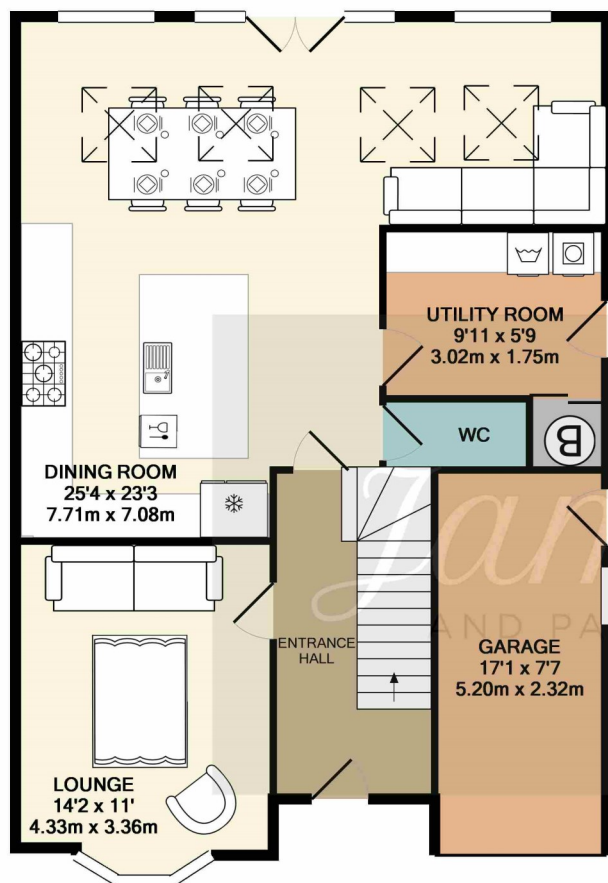
Large family bathroom with a white three piece suite including; freestanding bath tub with mixer tap and shower over, pedestal hand wash basin, W/C, and seperate shower with sliding glazed doors. Tiled flooring with under-floor heating, wooden panel walls, ceiling spot lights, bathroom cabinet with mirrored doors. Frosted uPVC window to rear aspect.

EXTERNAL

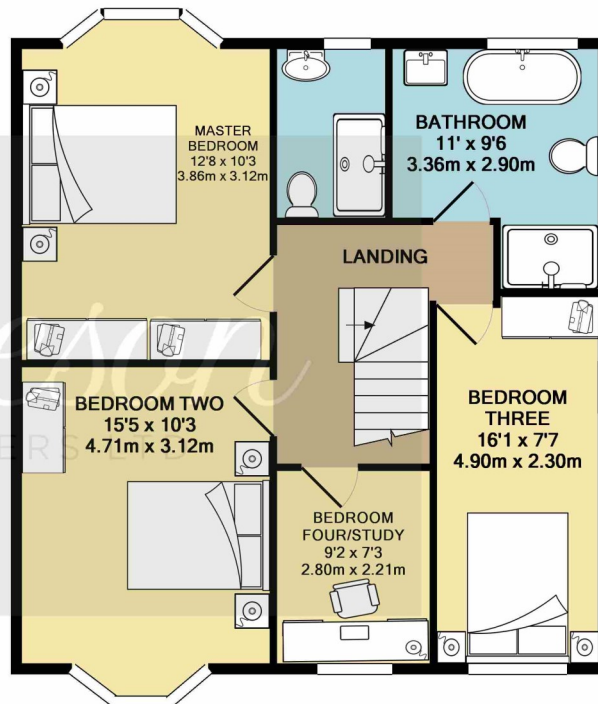
To the front of the property, is a paved driveway big enough to fit three cars off road. To the rear, is a good sized rear garden with lawn, and a contemporary patio area with garden bench and steps down to the garden. The garden is lined with mature well maintained shrubs.







GROUND FLOOR
APPROX. FLOOR
AREA 958 SQ.FT.
(89.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 733 SQ.FT.
(68.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1692 SQ.FT. (157.2 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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Directions

From our Altrincham office, head north-east on The Downs towards Ashley Road. Then turn left onto Railway Street, continue onto Barrington Road for 0.4miles. Turn right onto Manchester Road for 1 mile, turn left onto The Drive. At the roundabout, take the 2nd exit onto Avonlea Road.