



ASHWORTH HOLME
Sales · Lettings · Property Management



67 ARCADIA AVENUE, M33 3RY
£450,000



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DESCRIPTION

****IMMACULATE FROM START TO FINISH**** THIS INCREDIBLY WELL PRESENTED AND RECENTLY UPDATED THREE BEDROOM SEMI-DETACHED FORMS PART OF A HIGHLY SOUGHT AFTER LOCATION AND BENEFITS FROM A MODERN OPEN PLAN DINING KITCHEN, LANDSCAPED REAR GARDEN AND GENEROUS OFF ROAD PARKING.

Further benefits of this fantastic family home include a recently installed dining kitchen, modern fully tiled bathroom, spacious lounge with wood burning stove, useful garage and a large driveway providing generous off road parking.

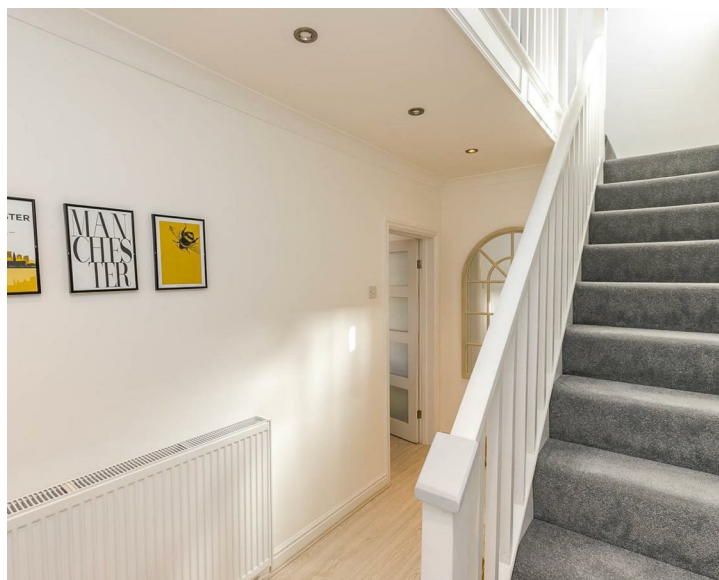
The property forms part of a quiet cul-de-sac location which is ideal for families and is within a sought after pocket of Sale near to the outstanding local schools Trafford is renowned for. The location puts the property within easy reach of both Sale Town Centre and a short distance from the popular market town of Altrincham.

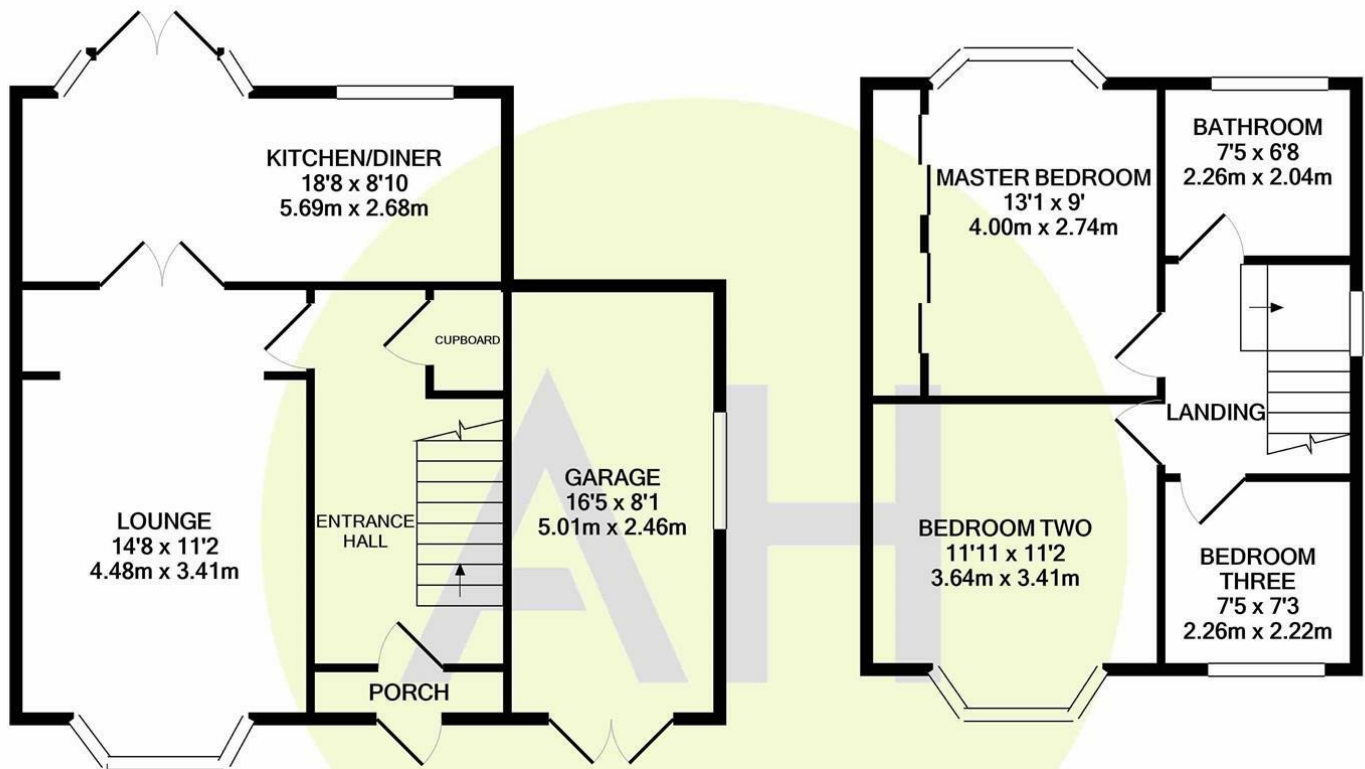
In brief the accommodation comprises: Entrance porch, entrance hallway, lounge with bay to the front aspect and an open plan dining kitchen providing access to the rear garden. To the first floor there are three bedrooms including the master bedroom which incorporates fitted wardrobes. Stylish and modern bathroom with power shower. Externally to the rear there is a landscaped SOUTH FACING rear garden with a large patio area, artificial lawn and fully enclosed panelled fencing. To the front there is a large block paved driveway providing ample off road parking and access to the garage. NO ONWARD CHAIN. FREEHOLD.

KEY FEATURES

- Immaculate standards of presentation
- Highly sought after location
- South facing rear gardens
- Walking distance of the Metrolink
- Freehold
- Open plan dining kitchen
- Forming part of a quiet Cul-De-Sac
- Ample off road parking
- Excellent school catchments
- No onward chain







GROUND FLOOR
APPROX. FLOOR
AREA 595 SQ.FT.
(55.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.1 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	
Very energy efficient - lower running costs	Current Potential
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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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PRS Property Redress Scheme

CMP Client Money Protect

DPS

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.