



**THORNLEY  
GROVES**

# 12 Monmouth Avenue

Sale  
M33 5QL



- Semi Detached Family Home
- Three Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Family Bathroom
- Separate WC
- Private Rear Garden
- Off Road Parking
- Detached Garage

## £330,000

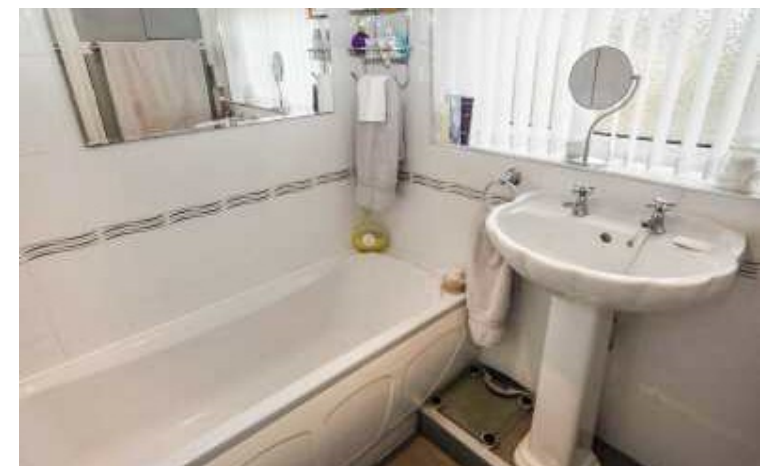
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A traditional three bedroom 1950s Semi-Detached which occupies an excellent location almost equidistant between Ashton on Mersey Village and Sale Town Centre. This family home offers generously proportioned accommodation over two floors which includes; a welcoming entrance hallway, downstairs WC, principal lounge, dining room with patio doors leading to the rear garden, modern fitted breakfast kitchen, three great size bedrooms, a family bathroom suite and a separate WC. Externally, to the front is a lawned garden, and large driveway which provides plentiful parking which continues to a single detached garage. Whilst at the rear, a beautifully maintained lawned garden can be found with flowering borders.





## ACCOMMODATION IN DETAIL

### ON THE GROUND FLOOR THE ACCOMMODATION COMPRISES

#### ENTRANCE HALLWAY

Upvc front door leading into welcoming entrance hallway. Ceiling light point. Stairs rising to the first floor. Door into downstairs W.C. Useful understairs storage cupboard. Karndean flooring.

#### LOUNGE

A great sized reception room with bay window to the front aspect. Cornice ceiling. Radiator. Gas fire with attractive surround and hearth. Ceiling light point. Wall mounted lights. Double doors opening into the Dining Room.

#### KITCHEN

A good sized breakfast kitchen comprising; base and wall mounted units with roll edge work surfaces over. Stainless steel sink unit with drainer and mixer tap over. Four ring gas hob. Integral double oven. Recess for dishwasher. Space for washer dryer. Space for fridge freezer. Partly tiled walls. Additional breakfast bar. Window to the rear aspect. Door to the side aspect. Vinyl flooring.

#### DINING ROOM

A further reception room with patio doors opening onto the rear garden. Gas fire with marble surround and hearth. Cornice ceiling. Radiator. Ceiling light point.

#### DOWNSTAIRS W.C.

A useful additional to the home comprising; low level W.C. Pedestal wash basin. Fully tiled walls. Extractor fan. Glazed window to the side aspect.

### ON THE FIRST FLOOR THE ACCOMMODATION COMPRISES

#### LANDING

Glazed windows to the front and side aspect. Loft access which is partially boarded with lighting. Access into all rooms.

#### BEDROOM ONE

A good size double bedroom with bay window to the front aspect. Radiator. Ceiling light point. Built in wardrobes with mirrored sliding doors.

#### BEDROOM TWO

A second double bedroom with window to the rear aspect. Radiator. Ceiling light point. Cornice ceiling.

#### BEDROOM THREE

An excellent sized third bedroom with window to the rear aspect. Ceiling light point. Radiator.

#### BATHROOM

Comprising; panelled bath with main shower over and glass shower screen. Pedestal wash basin. Glazed window to the side aspect. Fully tiled walls. Storage cupboard. Vinyl

flooring. Ceiling lights.

#### W.C.

A separate W.C. Comprising; low level W.C. Fully tiled walls. Ceiling lights. Vinyl flooring. Glazed window to the front aspect.

### GENERAL DESCRIPTION OF THE OUTSIDE

To the front of the property there is a flagged driveway providing off road parking for several vehicles. Driveway leads to the single detached garage. The front garden is mainly laid to lawn with flowering borders. To the rear of the property the garden is mainly laid to lawn with mature shrubbery and flowering borders. Additional flagged patio area. Timber fencing provides privacy to the neighbouring properties.

## TENURE

We are informed the tenure of this property is long leasehold, the residue of 999 years with a ground rent of £15 per annum.

## COUNCIL TAX

The property is in the Trafford Borough, Council Tax - Band D (£1,484.89 pa)

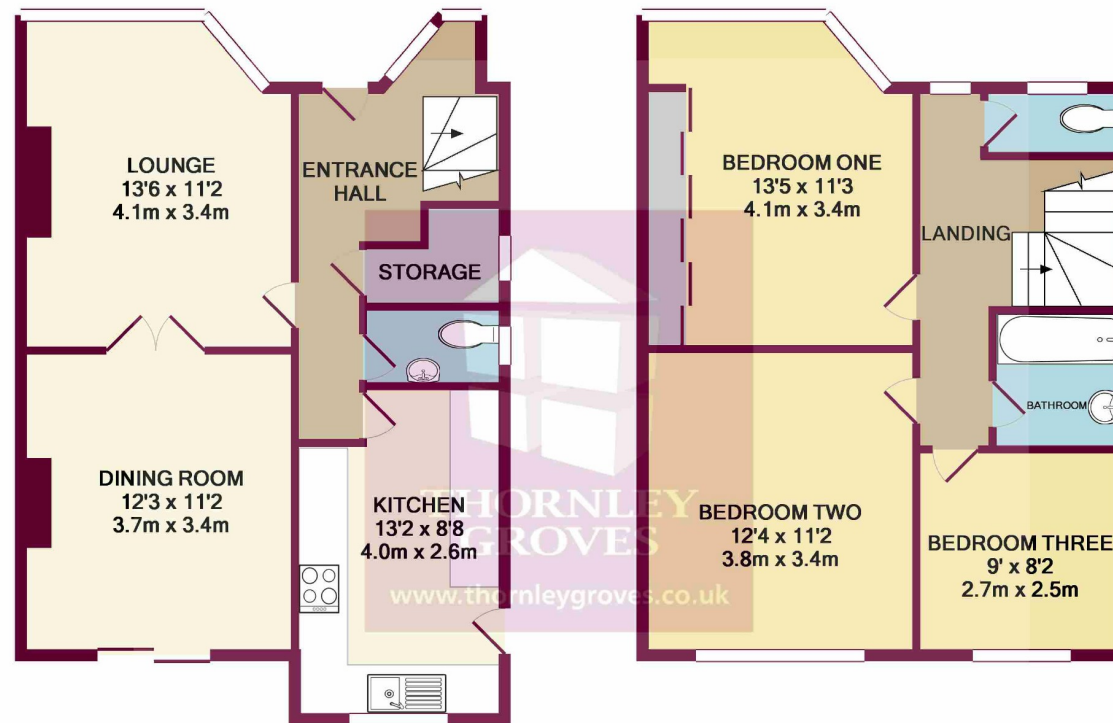
## DIRECTIONS

From the centre of Sale proceed down Ashton lane in the direction of Ashton Village taking the 6th Turning on your right onto Pembroke Avenue and immediately left onto Monmouth Avenue where the property is located on the right hand side.

## SPECIAL NOTES

Please note that these details are draft details only and have not been approved by our vendor client - Thornley Groves is not responsible for any errors within these details.





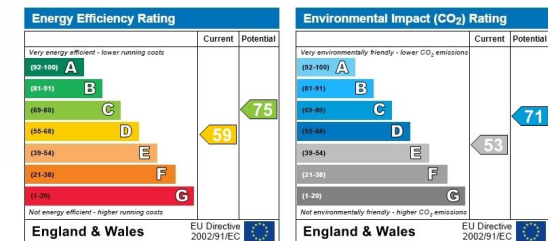
GROUND FLOOR  
APPROX. FLOOR  
AREA 496 SQ.FT.  
(46.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 971 SQ.FT. (90.2 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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Manchester Southern Gateway  
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Tel: 0161 245 1111

Salford City Point  
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Tel: 0161 245 1111

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Tel: 0161 748 4111

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