



**7 Selsey Avenue, Sale, M33 4RN**

Offers Over £800,000

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# Jordan fishwick

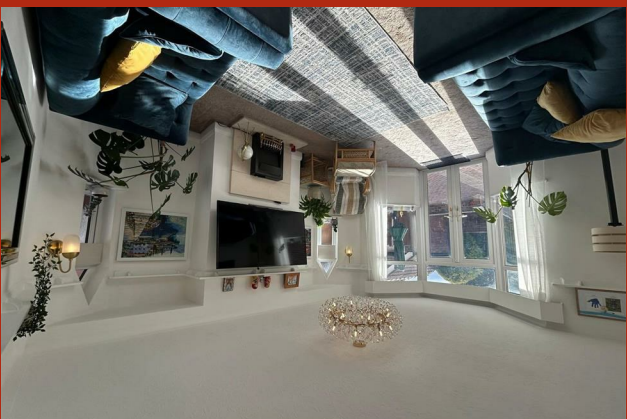
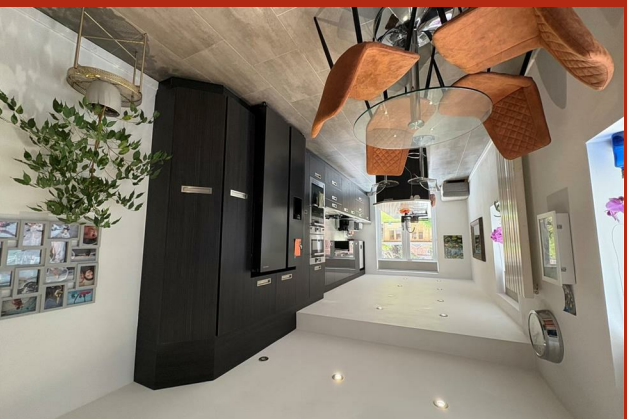
- STUNNING 5 BEDROOM DETACHED PROPERTY
- SUBSTANTIAL PLOT WITH SOUTH FACING REAR GARDEN
- SEPERATE STUDIO ROOM
- EPC RATING D AND COUNCIL TAX BAND F
- LOCATED IN HIGHLY DESIRABLE AREA
- AMPLE OFFROAD PARKING
- CATCHMENT AREA FOR POPULAR ASHTON ON MERSEY SCHOOL
- MUST VIEW

Nestled in the desirable Selsey Avenue, this stunning detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. Boasting five generously sized bedrooms, this property is perfect for those who value space and privacy. The two inviting reception rooms provide ample areas for relaxation and entertainment, making it an ideal setting for family gatherings or hosting friends.

Set on a substantial SOUTH FACING plot, the property offers a vast outdoor space that is perfect for children to play or for gardening enthusiasts to cultivate their green thumb. The separate studio, equipped with power, is a versatile addition that can serve as a home office, gym, or a tranquil garden room, catering to your personal needs and lifestyle.

Located in a fantastic area, this home is just a stone's throw away from the town centre, providing easy access to a variety of shops, restaurants, and amenities. Additionally, the proximity to excellent schools makes it an ideal choice for families with children.

With ample off-road parking, this property ensures that you and your guests will never have to worry about finding a space. This beautiful family home combines comfort, convenience, and a prime location, making it a must-see for anyone looking to settle in Sale. Don't miss the chance to make this wonderful house your new home.





## Floor Plans

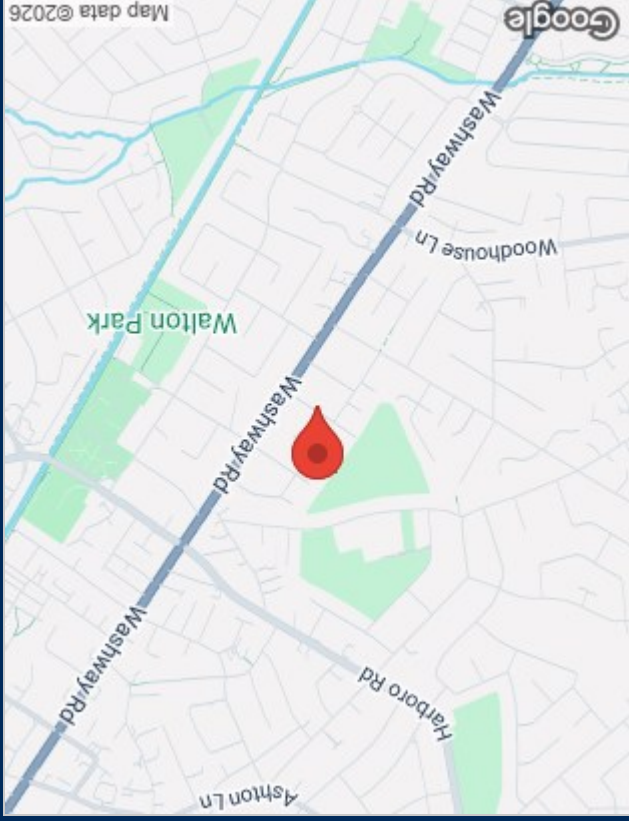


## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Possible
75	60
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	

## Energy Performance Graph



## Location Map

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.