



9 Glen Avenue, Sale

Sale

£450,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

9 Glen Avenue

Sale

A lovingly maintained and generous bay-fronted three bedroom semi-detached house, set in a backwater cul-de-sac location, with two reception rooms, a modern refitted dining kitchen, a charming wealth of original features, with an idyllic rear garden, close to Sale, Ashton-on-Mersey village, and popular schools.

Council Tax band: TBD

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- An Attractive And Generous Bay-fronted Semi Detached
- Set In A Charming Backwater-style Cul-de-sac Location
- Two Spacious Reception Rooms
- Impressive Refitted Dining Kitchen
- Three Well Sized Bedrooms
- Beautifully Maintained And Secluded Rear Garden
- Located Close to Sale, Ashton-on-Mersey Village, Popular Schools And Key Amenities
- With A Wealth Of Original And Period Features



9 Glen Avenue

Sale

An attractively appointed and generous three-bedroom bay-fronted semi-detached house, offering a charming blend of character features and modern enhancements, set within a tucked away cul-de-sac setting, with an idyllic rear garden, conveniently close to Sale, in catchment of popular schools including Park Road Primary, key transport links, and local amenities.

Upon entering, you are greeted by a welcoming hallway that sets a warm and inviting tone for the home, the property boasts two generously proportioned reception rooms, with a bay-fronted living room complete with feature fireplace and charming original features including intricate cornicing and picture rails, with stripped wooden flooring leading through to a separate dining/second reception room. The heart of the home is undoubtedly the newly fitted dining-style kitchen, designed to impress with its contemporary finishes, sleek cabinetry, twin tone work surfaces, and integrated appliances, making it a real focal point of the home.



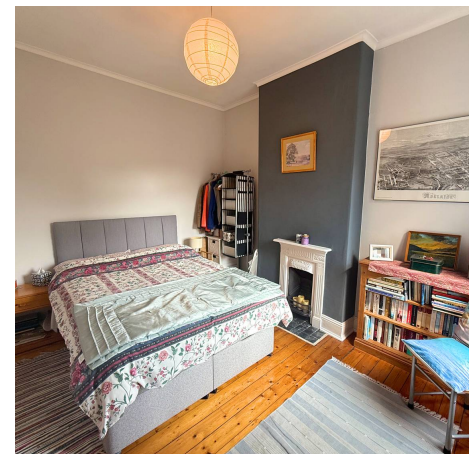
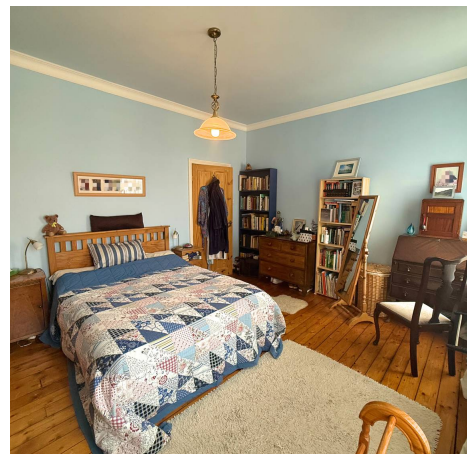


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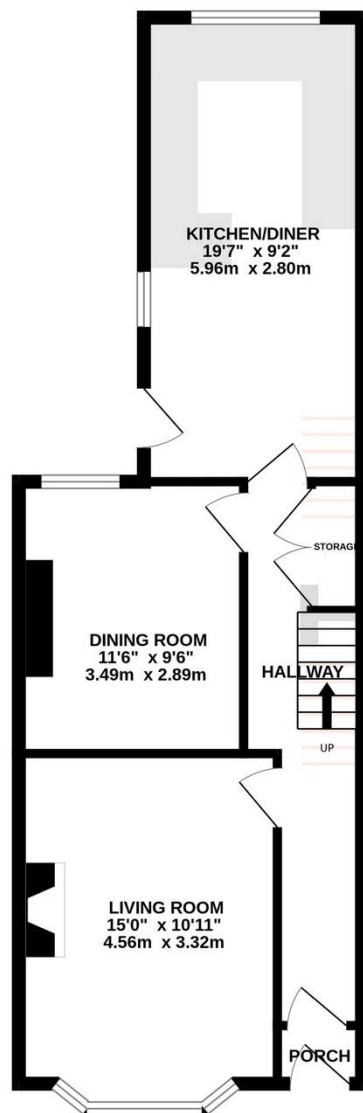
Upstairs, three spacious bedrooms await, including a striking double-fronted master bedroom that benefits from an abundance of natural light, and well sized second double bedroom complete with feature fireplace. The fitted family bathroom is full tiled with contrasting tiling and features a modern white suite. Throughout the home, original features have been lovingly retained, adding timeless charm to the traditional accommodation.

Externally to the rear is an idyllic part-walled part-fenced lawned garden, with maturely planted borders and a pleasant stone patio ideal for outdoor dining.





GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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