



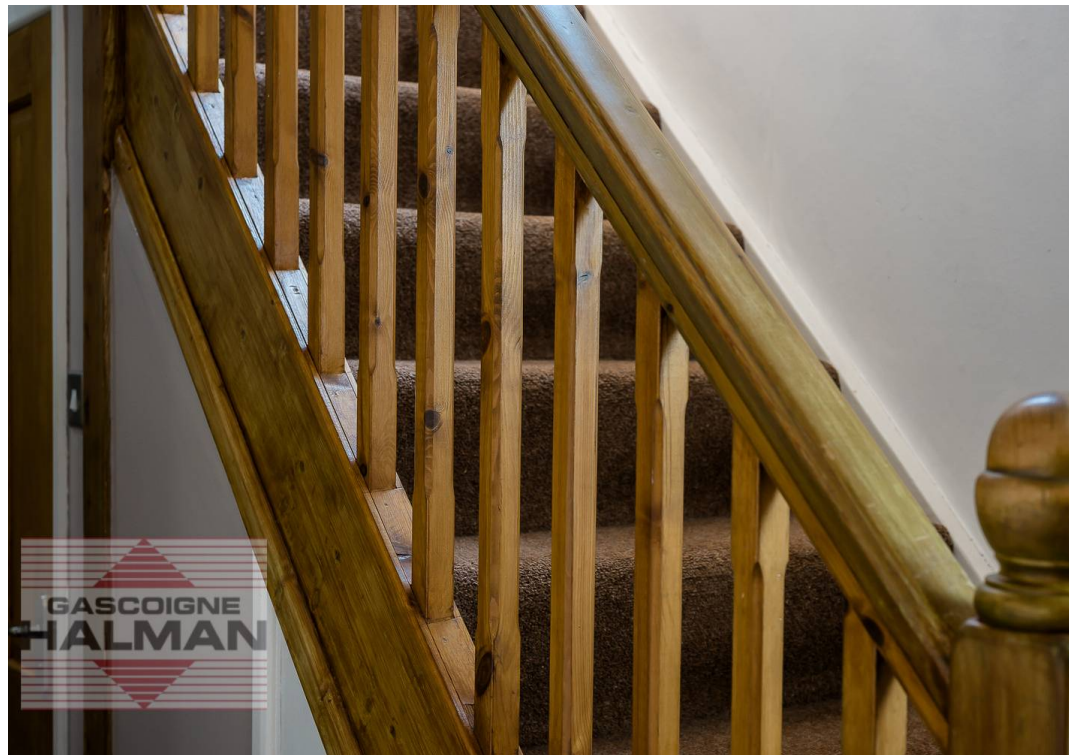
42 Sunningdale Avenue, Sale

Sale

Guide Price £600,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



42 Sunningdale Avenue

Sale

An impressive and largely extended four-bed detached home, set in a substantial gated plot, with stylish interiors, open-plan living/ dining kitchen, large garden, useful garage and extensive driveway, with a prime cul-de-sac location near to Sale Moor, Sale, in catchment of popular schools, and pleasant views over local playing fields.

Council Tax band: E

Tenure: Freehold

- A Substantial, Extended And Much Improved Detached House
- Set In A Large Gated Plot With Secluded Enveloping Grounds
- Modern Open Plan Living With Refitted Kitchen And Versatile Living/ Dining Conservatory
- Spacious Bay-Fronted Living Room
- Boasting Four Well Sized Bedrooms Including Outstanding Principal Bedroom
- Two Attractive Refitted Bath/ Shower Rooms
- Within Easy Reach Of Sale Moor, Sale, Key Transport Links And In Catchment of Popular Schools
- Useful Garage And An Extensive Gated Driveway



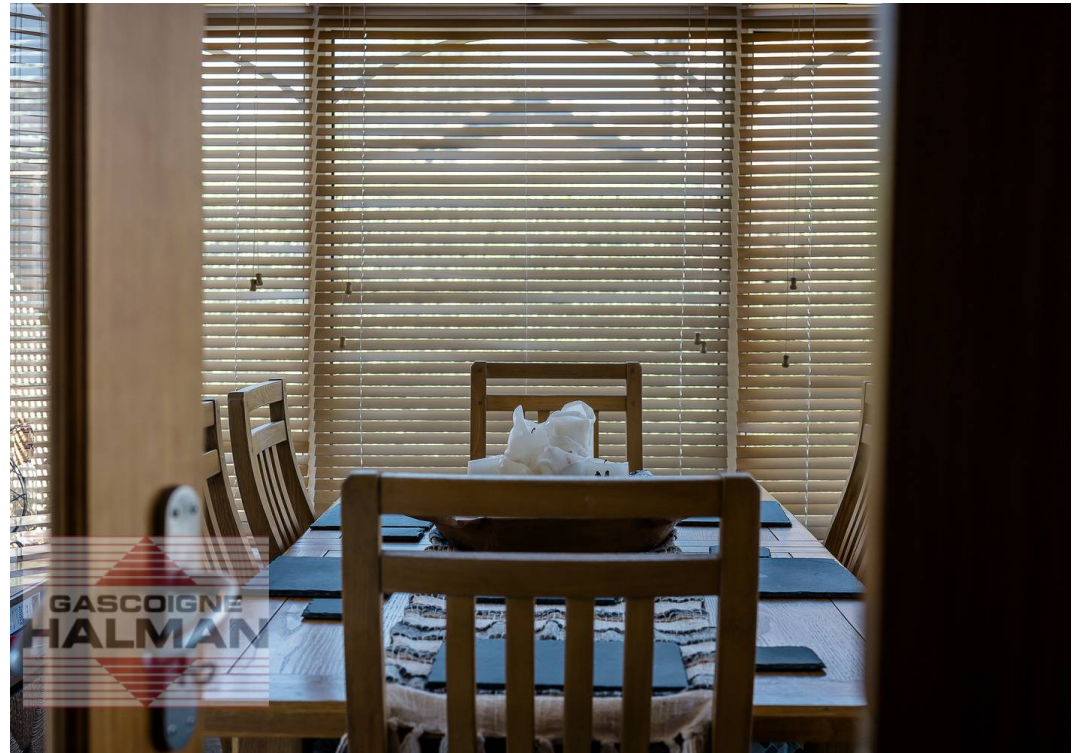
42 Sunningdale Avenue

Sale

An impressive four-bedroom detached house presenting a rare opportunity to acquire a stylishly enhanced and substantially extended one of a select few detached homes in the area, offering an attractive blend of generous proportions and contemporary finishes throughout, whilst being set in an outstanding backwater location with pleasant views over playing fields.

Stepping inside via the handsome oak-frame porch entrance, you are welcomed by a spacious entrance hall that sets the tone for the rest of the property, leading through to a large living room with bay-frontage and feature fireplace. At the heart of the home lies a open plan living and dining kitchen area, thoughtfully designed to create a sociable hub for family life. This space is beautifully appointed with sleek cabinetry, quality integrated appliances, and ample worktop space, flowing seamlessly into a charming conservatory. The ground floor also benefits from a versatile adjoining garage and useful utility room, offering excellent storage and access to the rear garden.





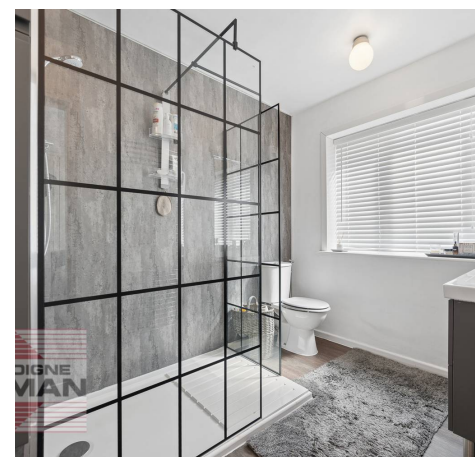
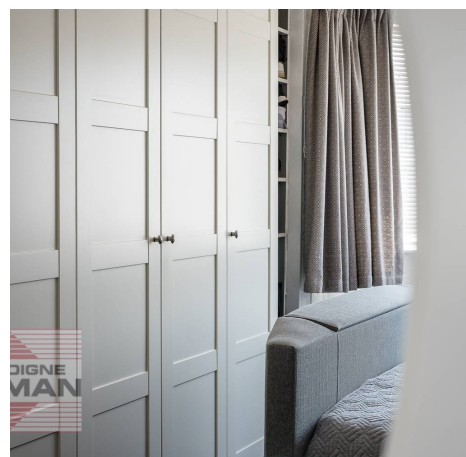
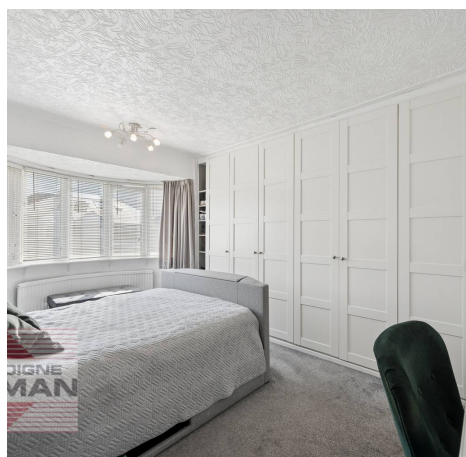
42 Sunningdale Avenue

Sale

Upstairs via the spacious landing are four well-sized bedrooms, including an impressive master suite that boasts generous fitted wardrobes and a stylish refitted en-suite shower room, whilst there is also a modern family bathroom with contemporary fittings.

The home is set within a large gated plot, enjoying a substantial frontage with paved driveway offering extensive off-road parking, to the side is a large patio area, whilst to the rear is a secluded lawned garden, raised decked seating area and hedged boundaries.

Located in a highly sought-after cul-de-sac close to Sale Moor and Sale, this home is ideally positioned within easy reach of popular primary and secondary schools, key transport links, and a wide range of local amenities, making daily life both convenient and enjoyable.

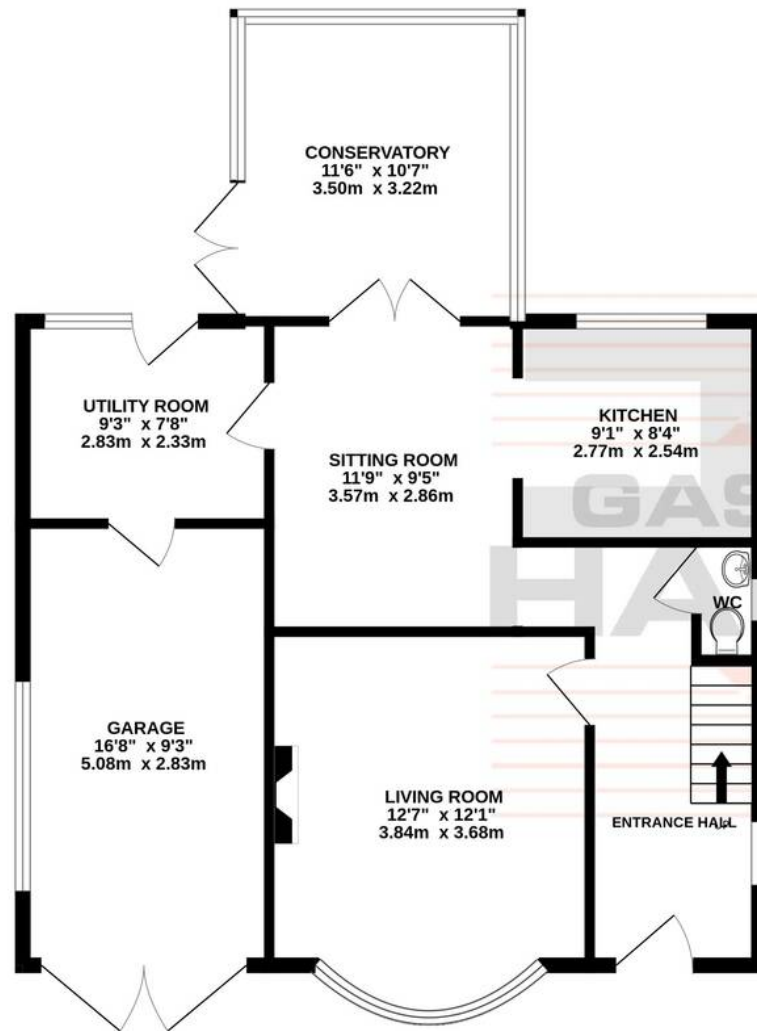




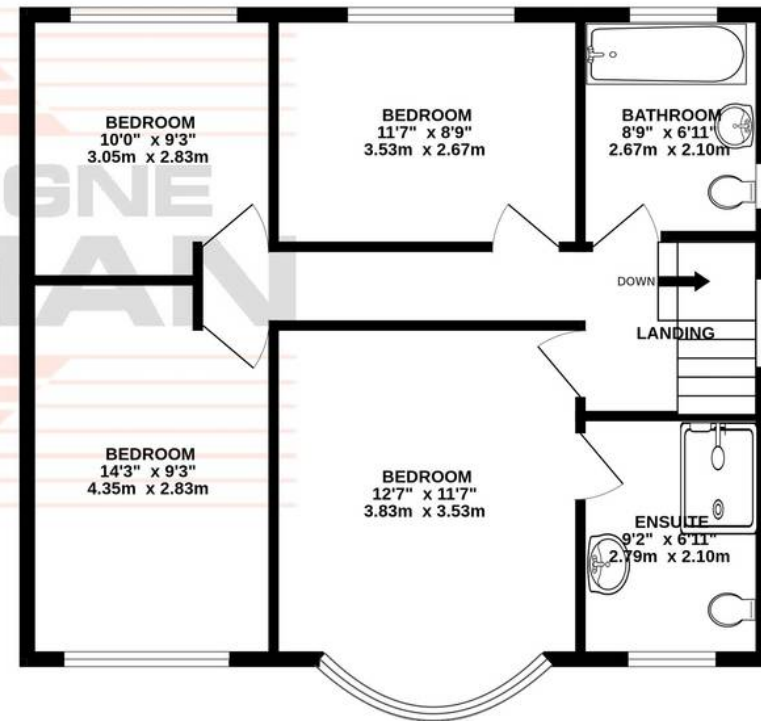




GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 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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