



67 Ascot Avenue, Sale, M33 4QT

£240,000

www.jordanfishwick.co.uk





Jordan fishwick

- Three Bedroom End Terrace
- Front and Rear Gardens
- No Chain
- Council Tax Band A
- Boiler Less than 1 Year Old. Mobile Thermostat.
- Driveway Parking
- Downstairs WC
- EPC Rating Awaited
- Tenure TBC
- CCTV Fitted

NO CHAIN End of terrace three bedroom property located on a popular residential estate and within catchment area for good schools and within easy reach of great transport links/amenities. The property briefly comprises; hall with storage cupboard, lounge, kitchen/diner, downstairs W.C, porch. To the first floor there are three bedrooms and a shower room. Externally the property benefits from gardens to both the front and rear with patio areas and off road parking. Council Tax Band A. EPC Rating Awaited. Freehold.

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Entrance Hall	2'11" x 8'8" (0.9 x 2.65)
Downstairs WC	5'10" x 2'8" (1.8 x 0.82)
Kitchen Diner	9'3" x 18'4" (2.83 x 5.6)
Lounge	18'4" x 11'9" (5.6 x 3.6)
First Floor	
Bedroom One	11'9" x 10'9" (3.6 x 3.3)
Bedroom Two	9'2" x 12'5" (2.8 x 3.8)
Bedroom Three	7'2" x 7'8" (2.2 x 2.34)
Shower Room	6'2" x 5'6" (1.9 x 1.7)
Externally	





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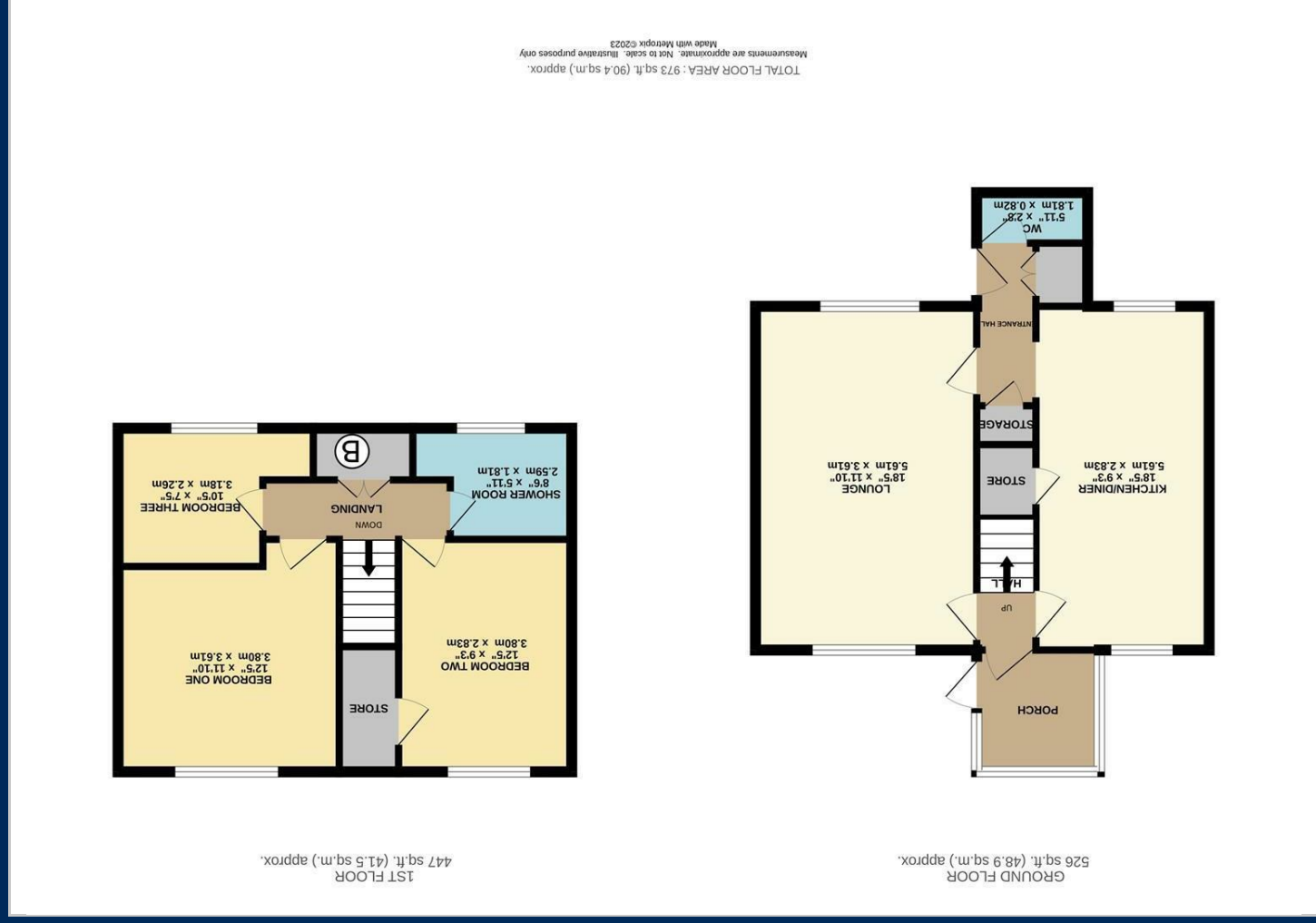
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Why take a risk?
Sell Smarter





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.

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.

Energy Efficiency Rating	
Current	Potential
81	63
Very energy efficient - lower running costs (92 pts) A	
Energy efficient (81-91) (82-90) B	
Decent energy efficiency (62-80) (63-80) C	
Fair energy efficiency (45-61) (45-61) D	
Poor energy efficiency (29-54) (29-54) E	
Very poor energy efficiency (13-20) (13-20) F	
Not energy efficient - higher running costs (1-7) G	
EU Directive 2002/91/EC England & Wales	

Energy Performance Graph

