



74 Alderley Road, Sale, M33 2UU

A SUPERB TWO BEDROOM GROUND FLOOR MAISONETTE WITH IT'S OWN PRIVATE ENTRANCE AND A LARGE REAR GARDEN. The property features a spacious bay fronted living room, fitted kitchen, two DOUBLE BEDROOMS and a bathroom. Located in a popular area of Sale close to the metrolink makes this an ideal purchase for first time buyers or any buy to let investors. Externally to the front there is an access path leading to the property. A fabulous large private garden is located to the rear with an outbuilding for storage. VIEWING IS A MUST!! EPC Rating D. Council Tax Band A.

£170,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Bedroom Two

11'9" x 9'10"

Window to rear and side aspect. Laminate flooring, ceiling light point and radiator.

Bathroom

6'4" x 5'6"

Fitted with shower over bath, WC and pedestal hand wash basin. Window to rear aspect.

Externally

Generous garden to the rear of the property. Mainly laid to lawn and bordered by fences.

Lease Details

125 year lease from 1982 (84 years remaining)
Ground Rent: £10 PA
Service Charge: varied - approx £400 PA

Hall

Laminate flooring, ceiling light point and radiator.

Kitchen

14'1" x 8'6"

Lounge

12'1" x 14'1" (excluding bay)

Bay window to front aspect. Laminate flooring, ceiling light point and radiator. Back boiler.

Master Bedroom

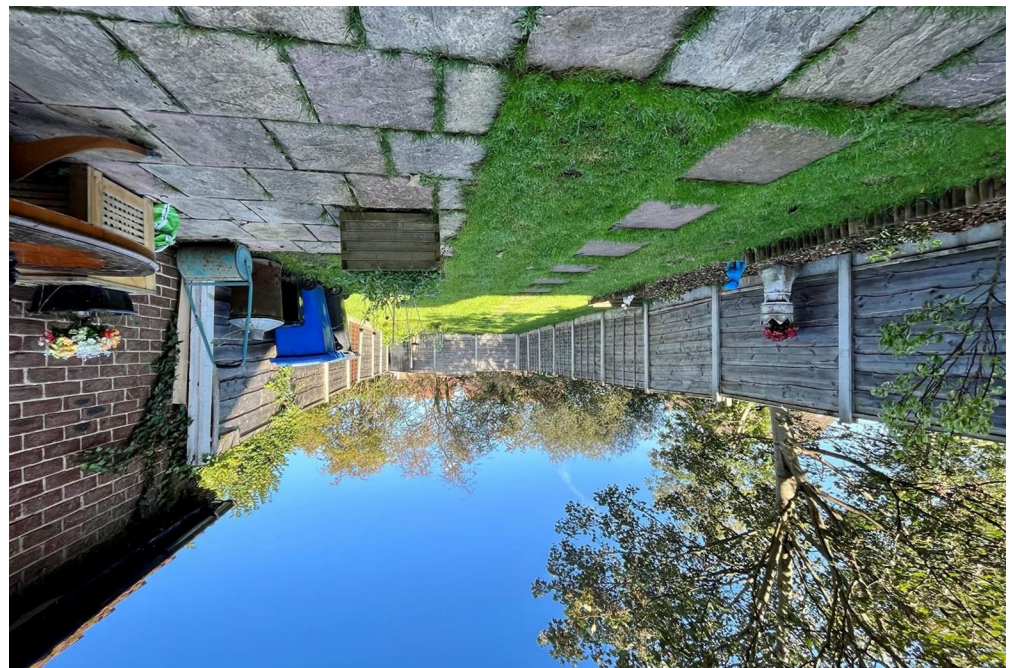
10'7" x 11'5"

Currently used as lounge, window to rear aspect. Laminate flooring, ceiling light point and radiator.

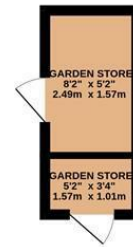


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	75
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		



GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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