



9 Sylvan Avenue, Sale, M33 3NP

£750,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

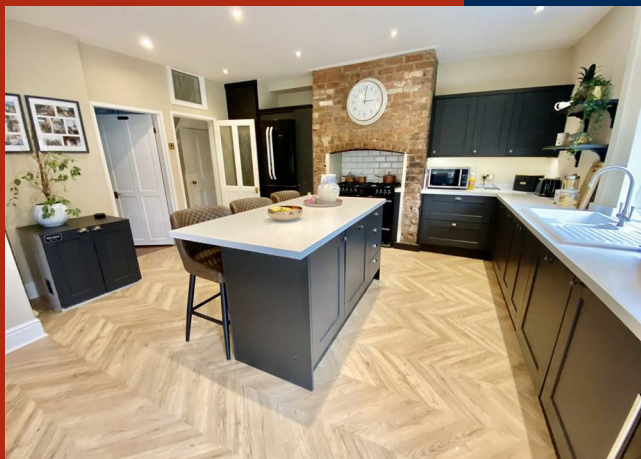
- Open Plan Kitchen Dining Area
- Ample Period Features with Unrealised Potential to Basement Chambers
- Close to Excellent Schools Including Sale Grammar School
- Private Driveway
- Landscaped Gardens
- Four Well Proportioned Double Bedrooms
- Close to Sale Moor Village & Brooklands Metrolink
- Substantial Period Semi Detached Residence
- Basement Utility Room
- Boiler installed 2021

This stunning period semi detached family home has been lovingly upgraded throughout, whilst retaining an abundance of original features. Positioned in a highly desirable location close to Sale Grammar School as well as being in close proximity to the amenities of Sale Moor Village & Brooklands Metrolink. With accommodation over four levels and a contemporary open plan kitchen/ dining room, this four double bedroom property offers families an exceptional home, with unrealised potential to the basement chambers. Comprising briefly; entrance porch, leading to entrance hallway, bay fronted living room, an open plan kitchen dining room with sociable island, leading into further reception room and a WC. Basement chambers offer excellent storage and the potential to convert into additional living space. To the first floor are three double bedrooms along with a stylish family bathroom. To the second floor, a further double bedroom complete with newly fitted en-suite shower room. Externally the property includes a driveway to the front and a privately enclosed rear garden with a raised decked area for seating. The low maintenance garden is laid with artificial grass, flower bed displays and boasts a sizeable summer house with patio doors, electric sockets and lighting. Walkden Gardens & Moor Nook Park are within easy walking distance and offers excellent convenience.

£750,000



- Porch
- Hallway
- Living Room
- Family Room
- Kitchen / Dining Room
- Master Bedroom
- Bedroom Two
- Bedroom Three
- Bathroom
- Bedroom Four
- En Suite
- Cellar / Utility Room
- Externally





01619622828

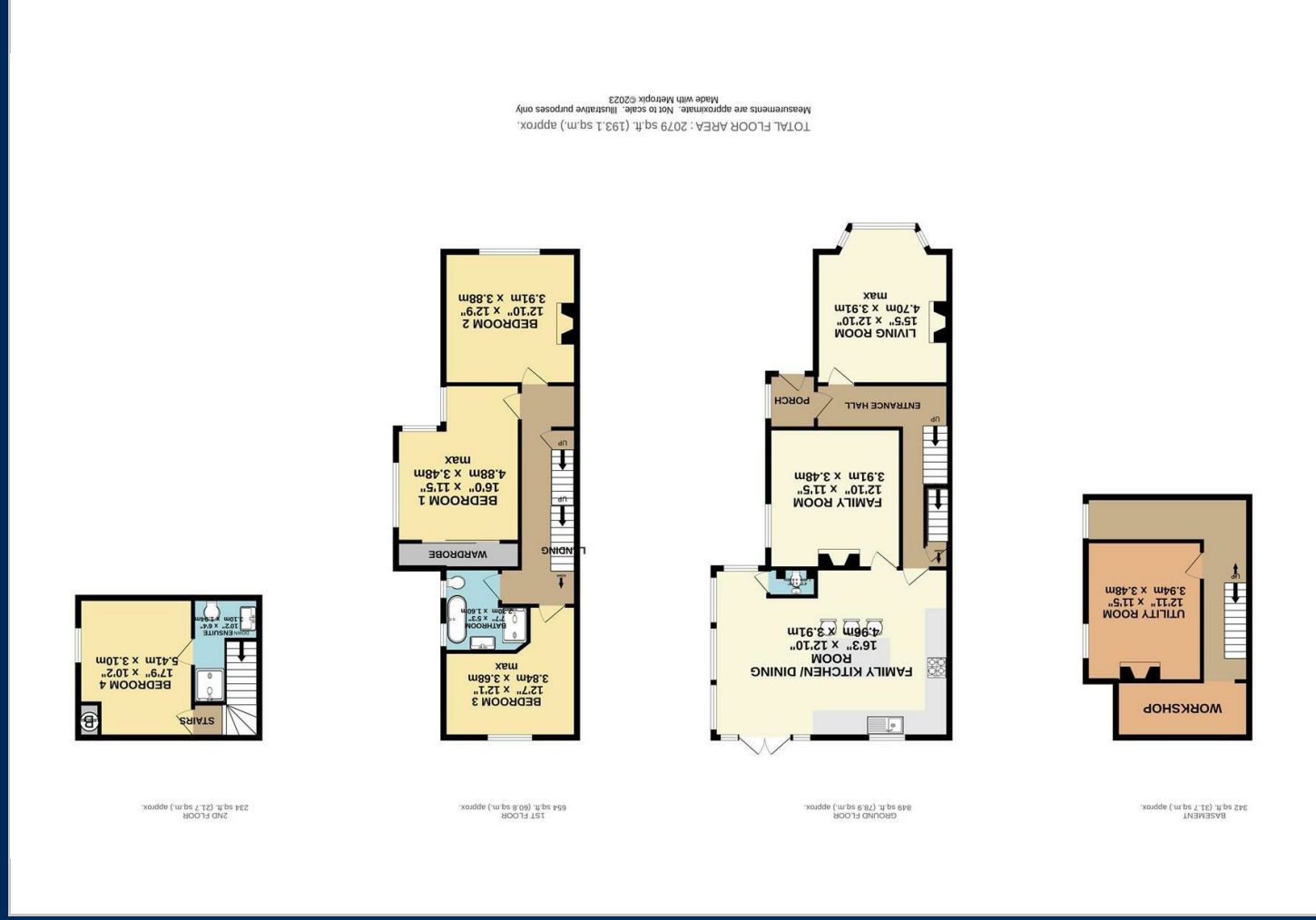
*Jordan fishwick*

*Why take a risk?*  
*Sell Smarter*





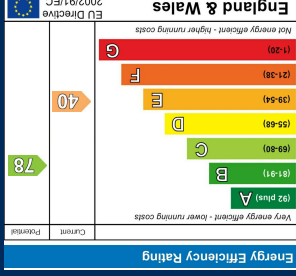
## Floor Plans



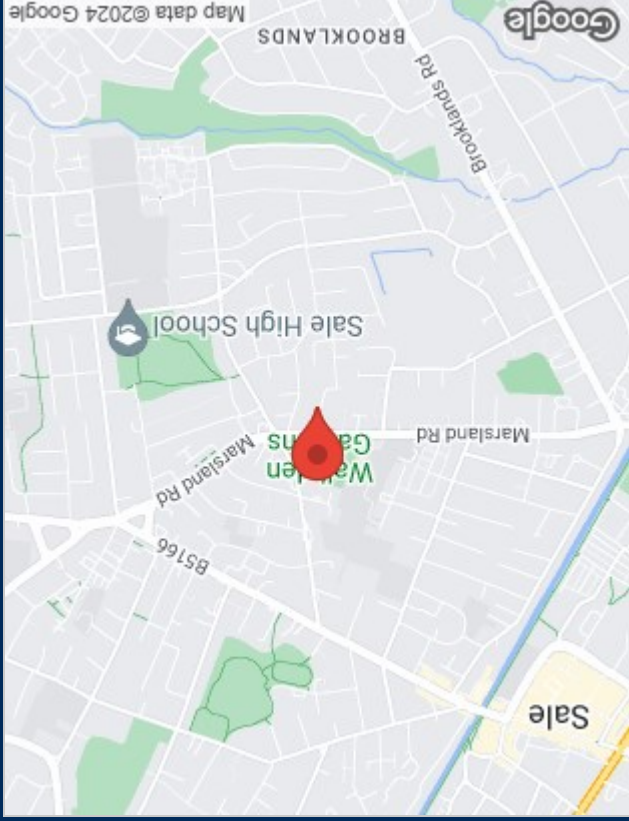
## Viewing

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. Purchasers should satisfy themselves as in good working order. 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 as in good working order.



## Energy Performance Graph



## Location Map