



190 Sale Road, Manchester, M23 0ET

A three double bedroom semi detached property offered with NO CHAIN, enjoying a great size plot with gardens to three sides and private off-road parking for several vehicles. The property is presented in good order and comprises, entrance hall, generous sized lounge with windows overlooking both front and rear gardens. Modern fitted kitchen with dining area. To the first floor there are three double bedrooms and a modern fitted family bathroom suite. Gas fired central heating from a combination boiler and UPVC double glazed window units. Externally there are gardens to three sides mainly laid to lawn with four displays, fencing enclosure, outside lighting patio area to the rear and private driveway. Parking for several vehicles.

£280,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Hall
Stairs to the first floor. Built-in under stairs storage cupboard housing with the meters. Single radiator.

Lounge
21'2" x 19'11"

Good size reception room with fitted electric fire. Single radiator. UPVC double glazed windows to the front and rear aspect.

Kitchen / Diner
18'11" x 9'1"

Fitted with a modern range of base and eye level kitchen units with ample work surface areas. Incorporating sink unit with mixer tap. Built-in electric fan oven with five ring gas hob above together with extractor hood with light and fan. Built-in fridge and freezer. Recess and plumbing for dishwasher or washing machine. UPVC double glazed window to the front aspect. Walk-in cupboard housing the valiant gas fired boiler.

Bedroom Two
13'1" x 8'9"

Another double bedroom with single radiator and UPVC double glazed windows to the side and rear aspect.

Bedroom One
13'8" x 10'10"

Double bedroom with single radiator and UPVC double glazed window to the rear aspect.

Landing

Loft access point. UPVC double glazed frosted window to the front aspect.

First Floor

Electrics and vent for tumble dryer. In the dining area there is a double radiator, two double glazed UPVC windows to the rear aspect and UPVC double glaze stable door to the rear gardens.

Bedroom Three

10'8" x 8'2"

Third double bedroom with single radiator, UPVC double glazed window to the front aspect.

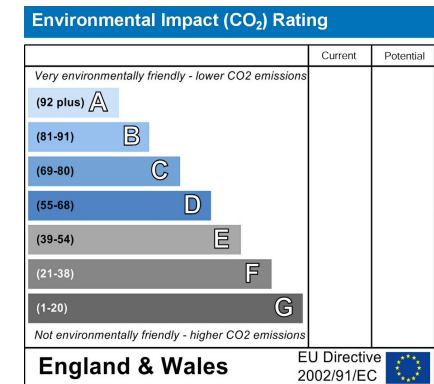
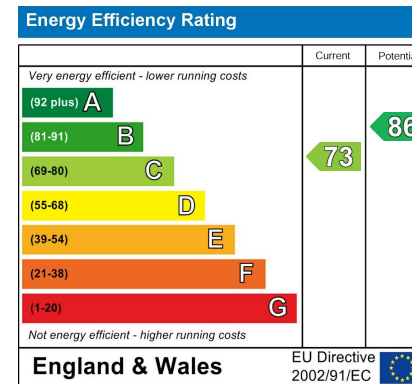
Bathroom

9'1" x 5'11"

Fitted with a modern white three-piece suite. Incorporating tiled inset bath with mixer tap. Fitted electric shower with glass shower screen. Pedestal wash hand basin with mixer tap. Low-level WC. Two UPVC double glazed windows to front aspect. Heated chrome towel rail.

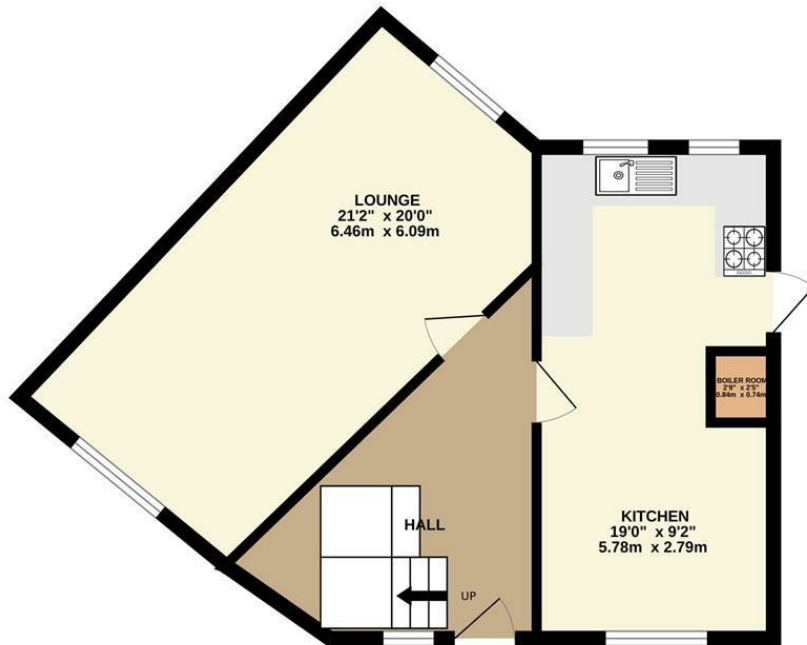
Externally

To the outside of the property there are a mixture of gardens laid to lawn and a patio area with panelled fencing and gate to access the front with outside lighting. To the front there is a further large garden with border displays and private driveway, providing hard standing for several vehicles..

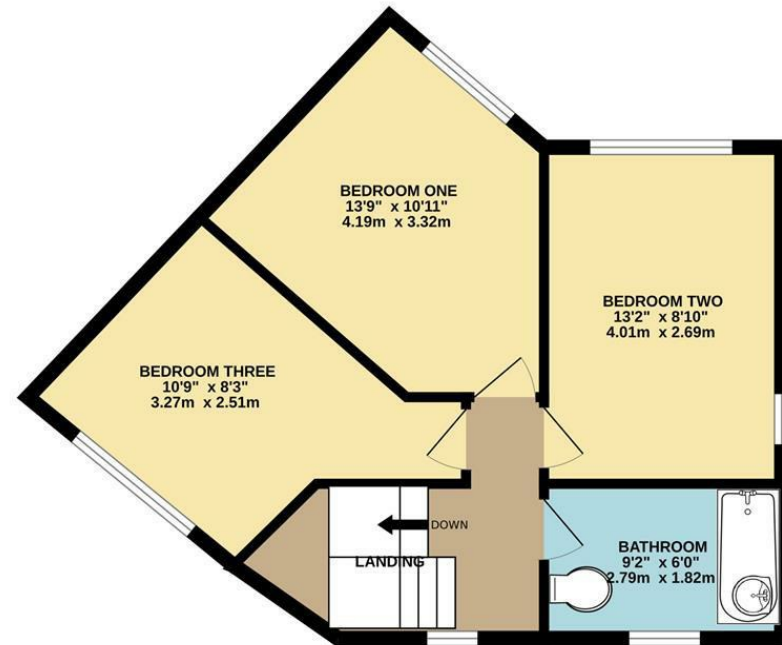




GROUND FLOOR
482 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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