



jordan fishwick

37 Coppice Avenue, Sale, M33 4ND

* NO CHAIN * A well presented four double bedroom detached house that has been extended to create a lovely family home, enjoying a generous rear garden and ample off road parking. Ideally situated close to local shops and amenities Sale Town centre and close to Woodheyes Primary School.

This family home briefly comprises; entrance porch, inner hallway, sitting room, lounge open plan to dining room, conservatory, extended kitchen/diner, downstairs shower room and a garage. To the first floor there are four double bedrooms and a family bathroom with five-piece suite.

Externally, a block paved driveway for multiple cars and gated access round the side of the property leads to the generous rear garden. The garden is mainly laid to lawn, bordered by well-stocked flower beds and has a large patio area for seating with a hot tub included. Lovely wooden pergola at the bottom of the garden for an additional seating area.

Call now to arrange viewings of this fantastic family home! 0161 962 2828

£580,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Porch

Spacious porch accessed via uPCV door with windows to front & side aspect.

Hallway

Karndean LVT flooring, ceiling spot light and radiator.

Lounge

Spacious lounge with window to front aspect. Karndean flooring, ceiling light point, radiator and feature gas fireplace.

Dining Room

Open to lounge. Continuation of Karndean LVT flooring, ceiling light point and radiator.

Conservatory

Sliding doors from dining room into conservatory. Amtico flooring, radiator, windows enjoying views of the rear garden, door for access.

Sitting Room

Spacious reception room with window to front aspect. carpeted flooring, ceiling spotlights and radiator.

Kitchen / Diner

Extended kitchen/ diner fitted with good range of units and breakfast bar, space and plumbing for appliances. Karndean flooring, spotlighting, windows to rear and side aspect and door for access.

Shower Room

Downstairs shower room, fully tiled with cubicle shower, WC and hand wash basin.

Garage

Accessed via kitchen. Space and plumbing for utilities, housing the combi boiler

FIRST FLOOR

Bedroom One

Double bedroom with window to rear aspect. Laminate flooring ceiling light point and radiator. Benefitting from fitted wardrobes.

Bedroom Two

Double bedroom with window to front aspect. Carpeted flooring ceiling light point and radiator.

Bedroom Three

Double bedroom with window to rear aspect. Laminate flooring ceiling light point and radiator. Benefitting from fitted wardrobes.

Bedroom Four

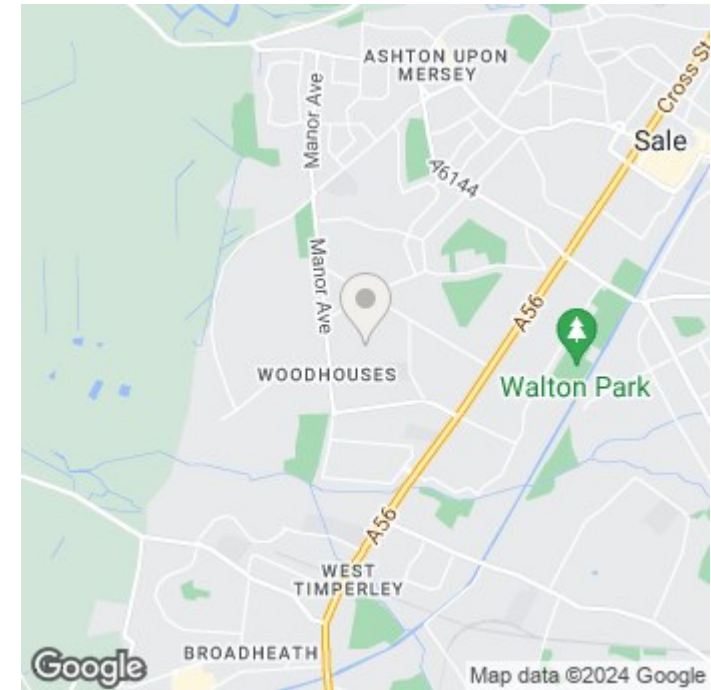
Double bedroom with window to front aspect. Laminate flooring ceiling light point and radiator. Benefitting from fitted wardrobes.

Bathroom

Fully tiled bathroom with five piece suite comprising; free standing bath tub, walk in shower, WC, hand wash basin and bidet. Window to side aspect.

Externally

To the front, a block paved driveway for multiple cars and gated access round the side of the property leads to the generous rear garden. The garden is mainly laid to lawn, bordered by well stocked flower beds and has a large patio area for seating with hot tub included, plus a wooden pergola at the bottom of the garden for an additional seating area.

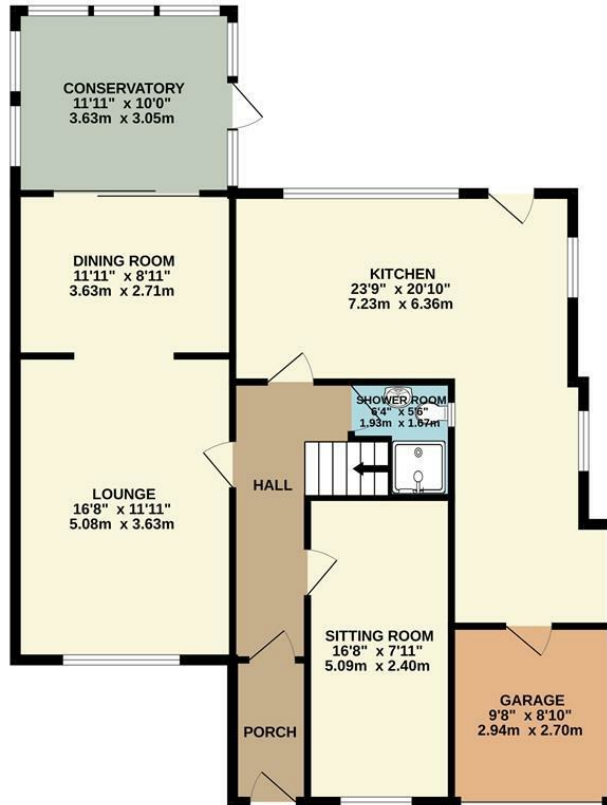


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		64	78
England & Wales		EU Directive 2002/91/EC	

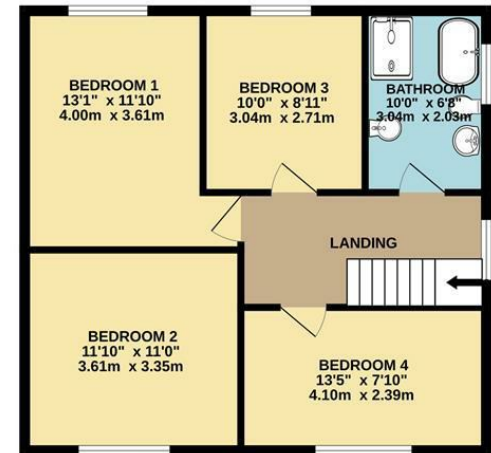
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1693 sq.ft. (157.3 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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