



jordan fishwick

YE2

17 Mersey Road, Sale, M33 6HL

Beautifully presented two/three bedroom mid terrace property situated on a popular road within easy reach of Sale Town Centre and good schools including the popular Park Road Primary School and great transport links. Benefitting from driveway parking, a spacious garden and potential to create further living space, this charming home is bound to appeal to a range of buyers. The property briefly comprises: Entrance hall, lounge opening into the second reception room, dining kitchen, cellar chamber. To the first floor there are two double bedrooms and a newly fitted, traditional bathroom which is accessed through the third bedroom/study room. Externally, there is a spacious garden which is enclosed with timber fencing and mainly laid to lawn with a patio seating area. Call to view! Council Tax Band C. EPC Rating Awaited. Freehold.

£375,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Ground Floor

Lounge

11'3" x 11'11" (excl. bay)

Square bay fronted reception room with UPVC window to the front aspect, marble fire surround, original stripped wooden floorboards, radiator, ceiling light point and ceiling rose. Double doors opening into the dining room.

Dining Room

11'10" x 13'1"

Second reception room with fire surround with tiled hearth creating a focal point to the room, original stripped wooden floorboards, ceiling light point, radiator and UPVC window to the rear.

Kitchen/Diner

16'0" x 8'2" (widest points)

Fitted with wall and base level units with integrated eye level double oven and space for white goods. UPVC windows to the side aspect, tiled flooring, tiled splashback, ceiling light points and radiator.

First Floor

Master Bedroom

14'11" x 11'11"

Double bedroom spanning the full width of the property with two UPVC windows to the front aspect, original stripped wooden floorboards, ceiling light point, radiator.

Bedroom Two

9'6" x 13'1"

Double bedroom with UPVC window to the rear aspect, fitted cupboards, original stripped wooden floorboards, ceiling light point, radiator.

Bedroom Three/Study

8'2" x 8'6"

The third bedroom gives access to the bathroom so would be ideal for a home office/playroom etc. UPVC windows to the side aspect, original stripped wooden floorboards, ceiling light point, radiator.

Bathroom

5'10" x 7'6"

Recently fitted traditional bathroom suite comprising: mid level WC, pedestal

wash basin, claw foot bath with thermostatic mains shower above with glazed shower screen. Metro tiled wall, tiled flooring, obscured UPVC window to the rear aspect and Victorian style column and chrome towel radiator.

Lower Ground Floor

Cellar Chamber

14'9" x 11'9" (widest points)

Currently used for storage but with potential to convert to further living space if required.

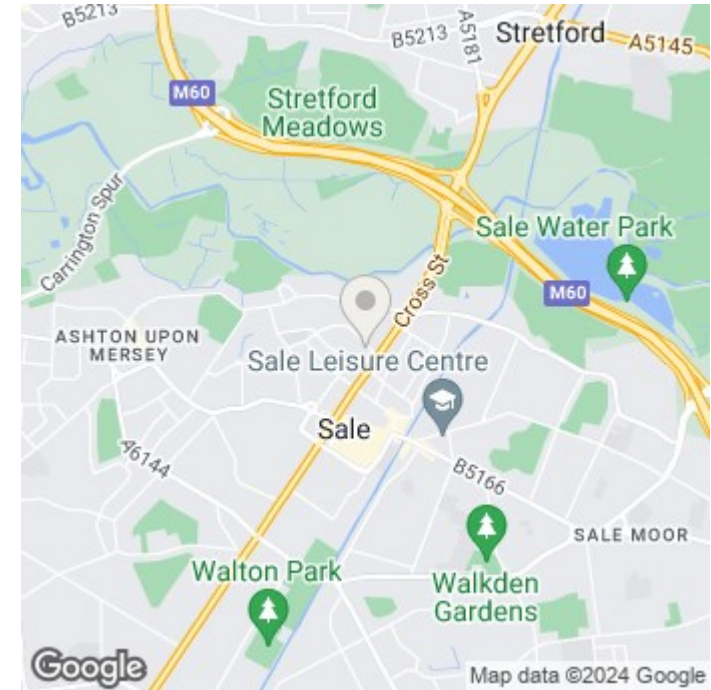
Externally

To the front of the property there is a flagged driveway. To the rear the garden is enclosed with timber fencing, mainly laid to lawn with seating area and gated access to neighbouring garden to gain rear access.

Outhouse/WC

4'11" x 2'10"

Accessed from the patio area.

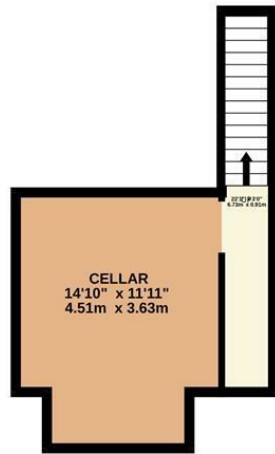


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

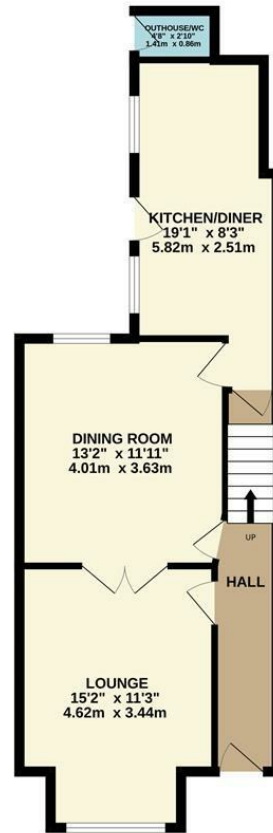
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



BASEMENT
230 sq.ft. (21.4 sq.m.) approx.



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (116.9 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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