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GO A WAY

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22 Chester Avenue, Sale, M33 4NS

A well presented two bedroom semi-detached home, set within quiet cul-de-sac close to local parks and great schools. Boasting South Facing garden with open views onto Sinderland Brook.

The property comprises in brief, entrance porch, spacious living room, kitchen and conservatory. To the first floor, two double bedrooms and a three piece bathroom suite. Loft access from the landing, which is boarded, has power and a drop down ladder. Externally, to the front a large five car driveway running down the side of the house with car port. To the rear a sunny garden, laid to lawn with patio area and a brick built shed. The property is gas central heated, Worcester Bosch combi boiler fitted 2013 and double glazed throughout. CALL NOW TO VIEW! Offered chain free.

£295,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Porch

Entrance porch, accessed via UPVC door.

Living Room

Spacious living room with bay window to front aspect and two windows to side aspect. Carpeted flooring, ceiling and light points and radiator. Feature gas fireplace.

Kitchen

Fitted kitchen with good range of wall and base units, ceramic sink with mixer tap, electric oven, gas hob and extractor hood. Space sand plumbing for washing machine and fridge freezer. Window looking into conservatory.

Conservatory

Low level wall conservatory, windows enjoying views of the garden and double doors for access. Tiled flooring and light point.

Landing

Access to ladder, pull down ladder and light.

Master Bedroom

Double bedroom with window to front aspect. Laminate flooring, ceiling light point with fan and radiator.

Bedroom Two

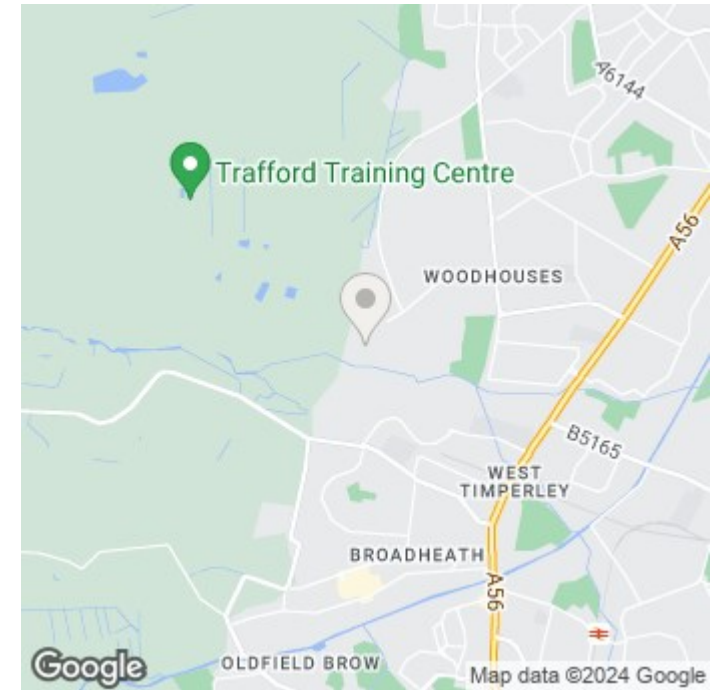
Double bedroom with window to rear aspect. Carpeted flooring, ceiling light point and radiator. Benefitting from fitted wardrobes and extra storage cupboard.


Bathroom


Tiled bathroom, three piece suite comprising; bath with shower over, low level WC and hand wash basin in vanity unit. Window to side aspect.

External

To the front a large five car driveway running down the side of the house, with car port covering two spaces. Outside tap with hot and cold running water. To the rear a sunny garden, laid to lawn with patio area and a brick built shed.

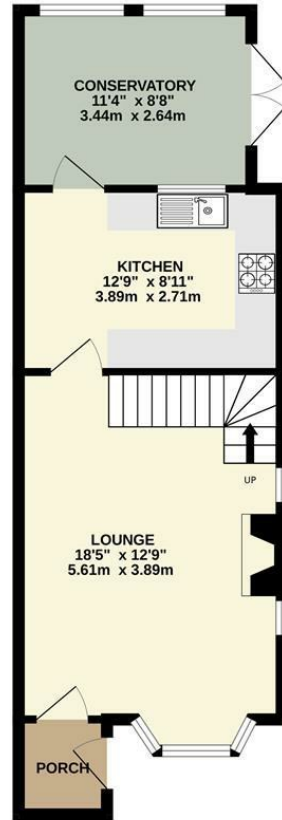


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		86
	70	
England & Wales EU Directive 2002/91/EC 		

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
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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