



10 Chapel Lane, Sale, M33 5PJ

£315,000

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





# Jordan fishwick

- Three Double Bedrooms
- Modern Fitted Kitchen And Shower Room
- Enclosed Rear Garden
- Conservatory
- EPC D
- Walking Distance To Ashton Mersey Village
- Combination Boiler
- Off Road Parking
- Council Tax Band B

A THREE DOUBLE bedroom modern family property situated within walking distance of Ashton On Mersey village. Boasting MODERN FITTED KITCHEN AND STYLISH SHOWER ROOM. Comprising briefly; Entrance hall, lounge/dining area, snug room, kitchen and conservatory. To to the first floor, three bedrooms and a shower room. Upvc double glazing. Gas fired central heating from a combination boiler. Enclosed private garden to the rear laid with astro turf. Private driveway parking. Small garage/store to the front.

£315,000



## ENTRANCE HALL

LOUNGE/DINING ROOM 19'10" x 14'5" (6.05m x 4.40m)

SNUG 9'6" x 9'8" (2.9m x 2.97m)

KITCHEN 10'5" x 9'9" (3.20m x 2.99m)

CONSERVATORY 6'4" x 5'11" (1.94m x 1.81m)

STORE ROOM 9'4" x 6'9" (2.87m x 2.08m)

## FIRST FLOOR

### LANDING

BEDROOM ONE 12'7" x 10'8" (3.86m x 3.27m)

BEDROOM TWO 9'11" x 9'5" (3.04m x 2.89m)

BEDROOM THREE 10'7" x 10'6" (3.25m x 3.21m)

SHOWER ROOM 10'6" x 6'5" (3.21m x 1.98m)

### OUTSIDE



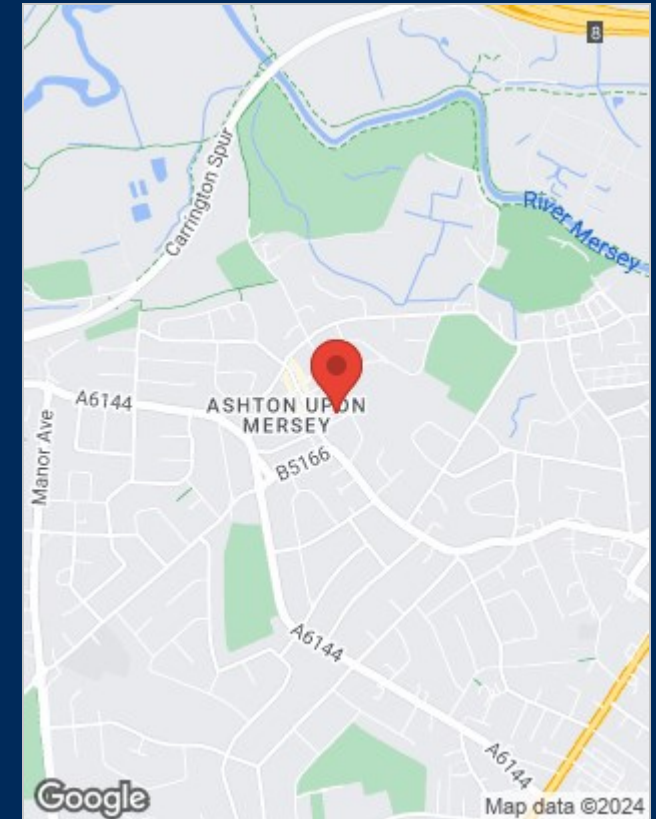




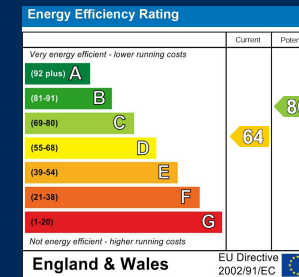
## Floor Plans



## Location Map



## Energy Performance Graph



## 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. 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 of this prior to purchasing.