



*jordan fishwick*



# 10 Chapel Lane, Sale, M33 5PJ

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.

## £340,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### ENTRANCE HALL

#### LOUNGE/DINING ROOM

19'10" x 14'5"

A nice size reception room with Upvc double glazed window to the front and upvc double glazed sliding patio door to the rear gardens. Fitted electric fire. Laminate flooring. Two double radiators. Stairs to the first floor.

#### SNUG

9'6" x 9'8"

Laminate flooring. Upvc double glazed window and door to the conservatory.

#### KITCHEN

10'5" x 9'9"

Fitted with a modern range of high gloss grey base and eye level units. Work surface areas incorporating sink unit and four ring hob. Built in Bosch fan oven. Built in dishwasher. Space for tall fridge freezer. Laminate flooring. Door to the garage store room.

#### CONSERVATORY

6'4" x 5'11"

Upvc double glazed windows and door to the rear gardens.

#### STORE ROOM

9'4" x 6'9"

Worcester combination boiler. Plumbing for washing machine. Double doors to the front.

#### FIRST FLOOR

#### LANDING

Upvc double glazed frosted window to the rear.

#### BEDROOM ONE

12'7" x 10'8"

Double bedroom. Fitted wardobes and desk unit. Single radiador. Upvc double glazed window to the front.

## BEDROOM TWO

9'11" x 9'5"

Another double bedroom with fitted wardrobes and desk unit. Upvc double glazed window to the front.

## BEDROOM THREE

10'7" x 10'6"

Final double bedroom with built in wardrobe. Upvc double glazed window to the rear.

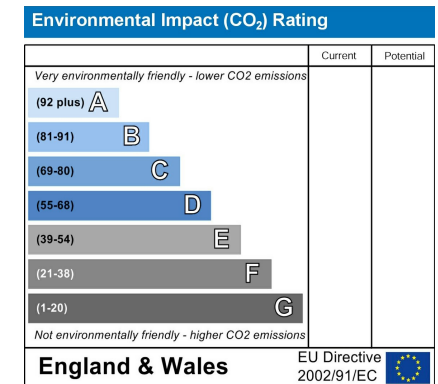
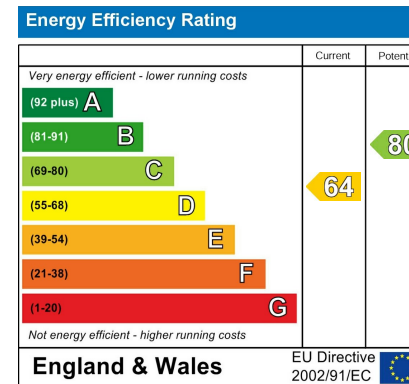
## SHOWER ROOM

10'6" x 6'5"

Modern suite with fully tiled walls. Walk in shower cubicle with mains shower. Wash hand basin vanity unit with mixer tap. Low level wc. Heated towel rail. Upvc double glazed window to the rear.

## OUTSIDE

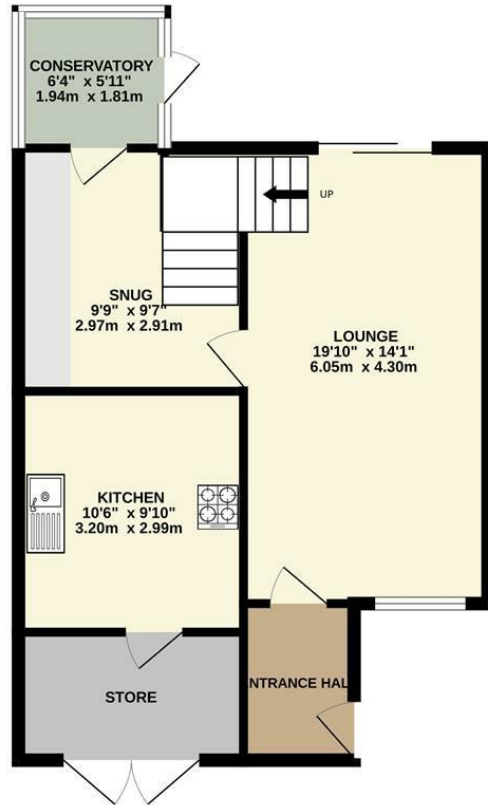
Fully enclosed garden to the rear. Fencing enclosure. Further garden area to the front. Off road parking.



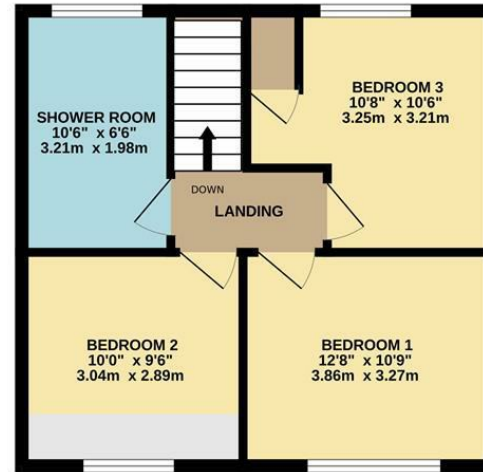




GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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