



6 Monmouth Avenue, Sale, M33 5QL

£465,000

www.jordanfishwick.co.uk





Jordan fishwick

- Chain Free
- Front and Rear Gardens
- Newly Fitted Kitchen with Fitted Appliances
- Cul de Sac Location
- Detached Garage
- Three Good Size Bedrooms
- New Boiler, Rewired, Replumbed 2023
- Open Plan Kitchen / Diner with Bi Folds onto Garden
- Walking Distance to Ashton on Mersey Village
- EPC - D

Lovely three bedroom semi detached property in desirable location, close to Ashton On Mersey Village and Wellfield Primary School. The property has been updated by the current owners and boasts open plan kitchen/diner with newly fitted appliances, less than a year old.

The accommodation briefly comprises; entrance hall, lounge, open plan kitchen / diner, downstairs WC and cloakroom storage cupboard. To the first floor three sizeable bedrooms a family bathroom with shower over bath and additional shower room. Externally there are gardens to both front and rear, paved driveway and detached garage. Call now to view this wonderful family home!

£465,000



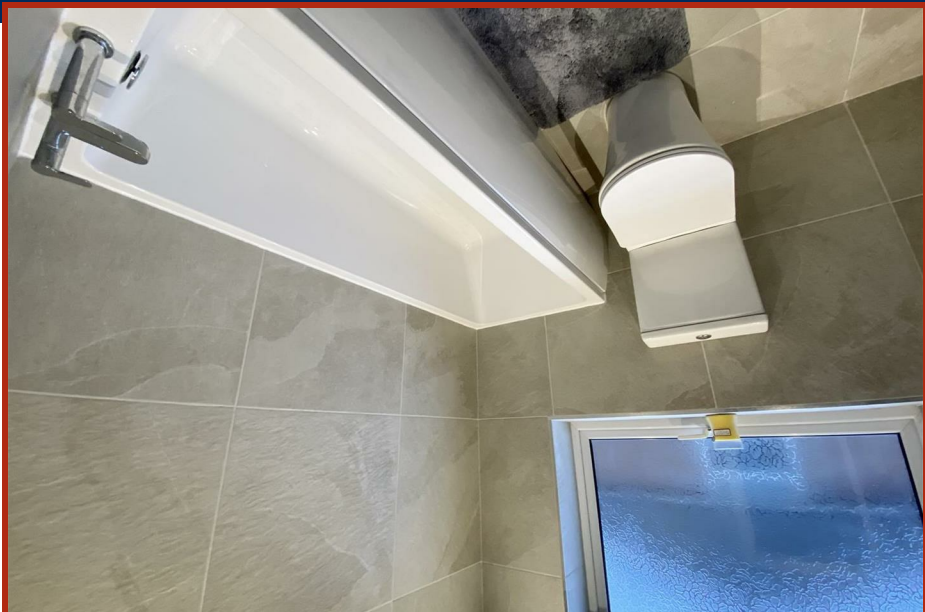
Hallway
Lounge
Open Plan Kitchen Diner
WC
Cloaks Cupboard
FIRST FLOOR
Bedroom One
Bedroom Two
Bedroom Three
Bathroom
Shower Room
EXTERNALLY



*Why take a risk?
Sell Smarter*

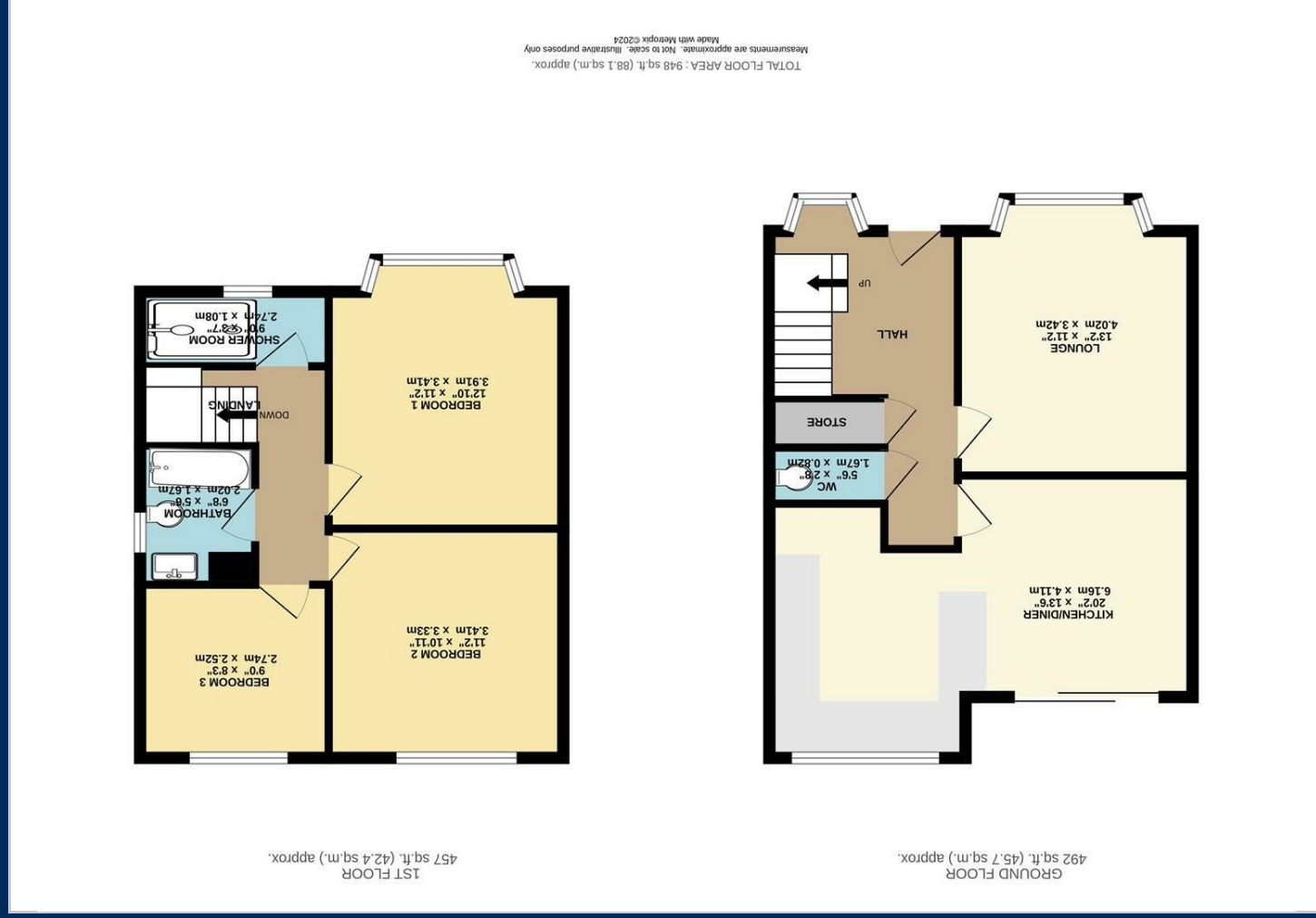
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Floor Plans

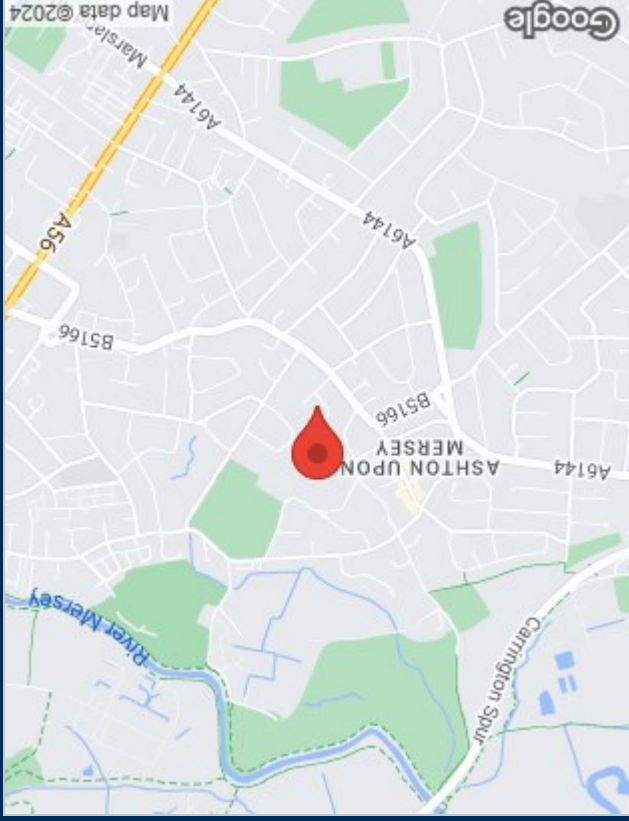


Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Possible
81	59
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, or form 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.