



jordan fishwick

52 Newgate Road, Sale, Cheshire, M33 4NG

A spacious two double bedroom semi-detached property in a sought after location with excellent local schools, transport links and within walking distance to local amenities. The generous West facing garden gives potential to extend to the side or rear (STPP).
Comprising briefly; tiled entrance porch, spacious lounge/diner, new fitted kitchen, two double bedrooms and a modern shower room. Front garden and driveway with parking for two cars, gated access round the side of the house to the well manicured garden. The garden is a good size and is mainly laid to lawn with patio and planting beds, bordered by new timber fences. Council Tax Band B.

£300,000 Offers Over

Viewing arrangements

Viewing strictly by appointment through the agent

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

Porch

Accessed via upvc door, windows to front and side aspect. Patterned tiled flooring.

Living Room / Dining Room

Large window to front aspect. Laminate flooring, ceiling light point and radiators.

Kitchen

Newly fitted kitchen with good range of wall and base units. Integrated stainless steel sink with mixer tap, eye level ovens, gas hob, extractor hood. Laminate flooring, window enjoying views over the garden and door for access. Space and plumbing for washing machine and tumble dryer.

Master Bedroom

Window to front aspect, carpeted flooring, ceiling light point and radiator. Benefitting from fitted wardrobes.

Bedroom Two

Window to rear aspect, carpeted flooring, ceiling light point and radiator.

Shower Room

Modern fitted shower room with cubicle shower, pedestal hand wash basin and WC. Window to side aspect.

Externally

To the front a garden and driveway with parking for two cars, gated access round the side of the house to the well manicured garden. The garden is a good size and is mainly laid to lawn with patio and planting beds, bordered by new timber fences.

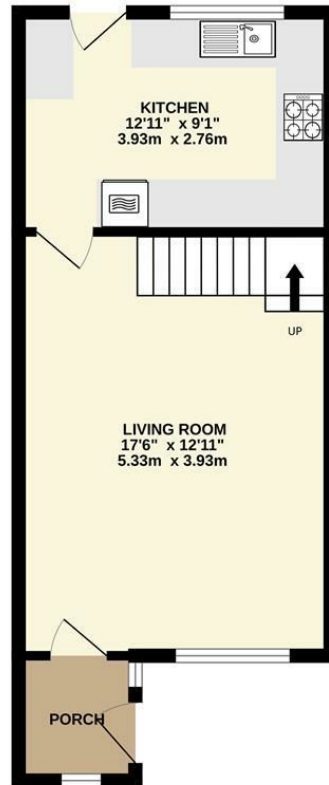


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

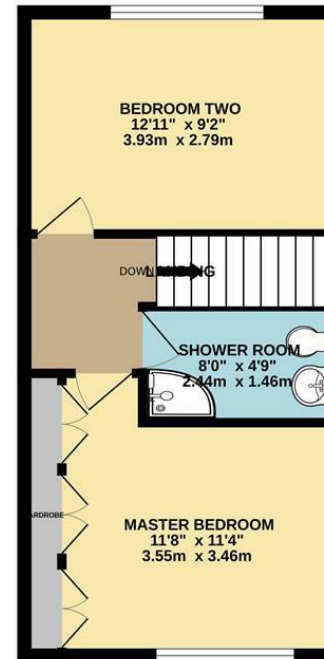
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 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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