



96 Firs Road, Sale, M33 5FL

£485,000

www.jordanfishwick.co.uk





Jordan Fishwick

- Three Bedroom and Loft Conversion
- Large Open Plan Kitchen Diner
- Close to Ashton on Mersey Village
- Gated Driveway
- Council Tax Band - B
- Freehold
- Generous Rear Garden with Patio Area
- Great Transport Links
- EPC - D Rating

BEAUTIFULLY PRESENTED and EXTENDED THREE BED SEMI DETACHED PROPERTY with impressive open plan kitchen / living space to rear. This spacious family accommodation is close to the nearby outstanding Trafford schools and within walking distance of Ashton Village. Internal accommodation comprises: Entrance Hallway, Sizeable Lounge, Play Room, fantastic Open Plan Kitchen / Dining / Living Room, Utility Room, Downstairs and Shower Room. To the first floor there are three good size Bedrooms and a modern Family Bathroom. The Loft Room has been converted into a Home Office with WC. The property benefits from gas central heating and double-glazing throughout. Externally is a generous driveway providing ample off road parking behind electric gates. Access round the side of the house leads to the rear garden, laid to lawn, complete with patio area and surrounded by fencing. Viewing highly recommended!!

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Hallway

Lounge

Open Plan Kitchen / Diner / Living Space

Utility Room

Reception Room / Playroom

Shower Room

FIRST FLOOR

Master Bedroom

Bedroom Two

Bedroom Three

Bathroom

Loft Room / Home Office

Loft Room WC

Externally





01619622828

Jordan fishwick

Why take a risk?
Sell Smarter





Floor Plans

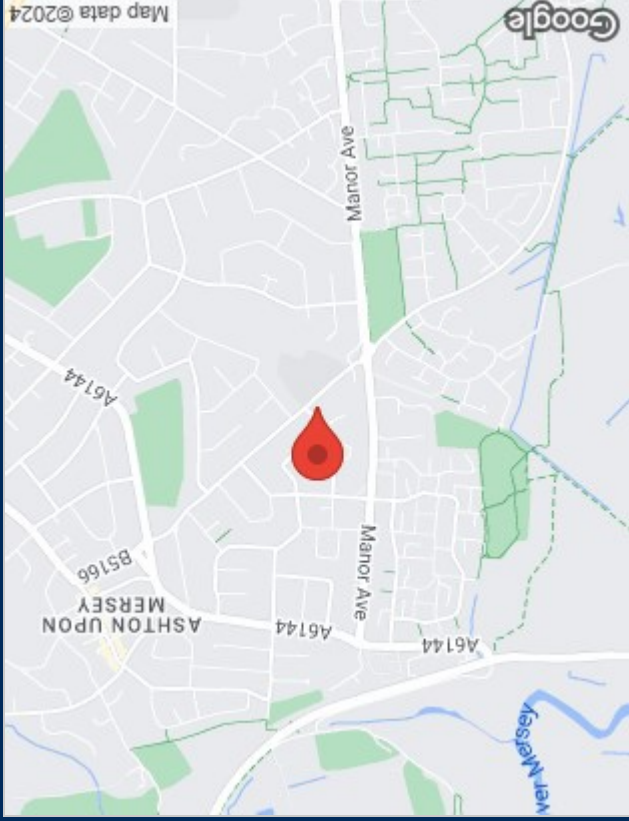


Viewing

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
85	56
Very energy efficient - lower running costs A (92-101)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20) Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	

Energy Performance Graph



Location Map

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.