



# 81 Epsom Avenue, Sale, M33 4QQ

Three bedroom mid-terrace property positioned on a quiet cul-de-sac benefiting from driveway parking and spacious rear garden. Within easy reach of good schools and the wide range of amenities Sale has to offer this property is bound to appeal to a range of buyers.

The property briefly comprises; entrance hall, downstairs WC, two hallway store cupboards, dual aspect lounge, modern kitchen diner, rear porch, three well proportioned bedrooms, family bathroom and airing cupboard housing the combi boiler.

Freehold. Council Tax Band A. EPC Rating Awaited.

## £265,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Accessed via composite door, benefiting from two store cupboards.

### Lounge

18'0" x 12'1"

Spacious reception room with dual aspect UPVC windows to the front and rear aspects. Laminated wood flooring, two radiators, ceiling light point.

### Kitchen Diner

8'10" x 18'0"

Fitted with a range of wall and base level units with laminate worktops incorporating breakfast bar. Stainless steel sink with mixer tap and drainer, space for white goods/range style cooker and fitted extractor hood. Mix of metro and mosaic tiled splashbacks, two ceiling light points, radiator and access to the store cupboard under the stairs.

### First Floor

Landing giving access to bedrooms and bathroom. Cupboard housing the combi boiler.

### Master Bedroom

11'9" x 10'9"

Double bedroom with UPVC window to the rear aspect, carpeted flooring, ceiling light and radiator.

### Downstairs WC

5'10" x 2'11"

Fitted with low level WC and wash basin. Laminated flooring, obscured UPVC window to the front aspect, ceiling light point.

### Rear Porch

5'10" x 6'6"

Useful space which is currently used as a utility/store area. Door to access the rear garden, obscured UPVC window to the rear aspect, ceiling light and radiator.

### Bedroom Two

8'10" x 12'9"

Another double bedroom, with laminate wood flooring, radiator, UPVC window to the rear aspect, ceiling light point and store cupboard over the stairs.

### Bedroom Three

7'2" x 8'2"

Third bedroom with laminate flooring, UPVC window to the front aspect, ceiling light point and radiator.

### Bathroom

7'10" x 5'4" (widest points)

Fitted with p-shaped bath with mixertap and hose attachment, thermostatic mains shower above with glazed shower screen, low level WC, pedestal wash basin and chrome towel radiator. Obscured UPVC window to the front aspect, vinyl flooring and ceiling light point.

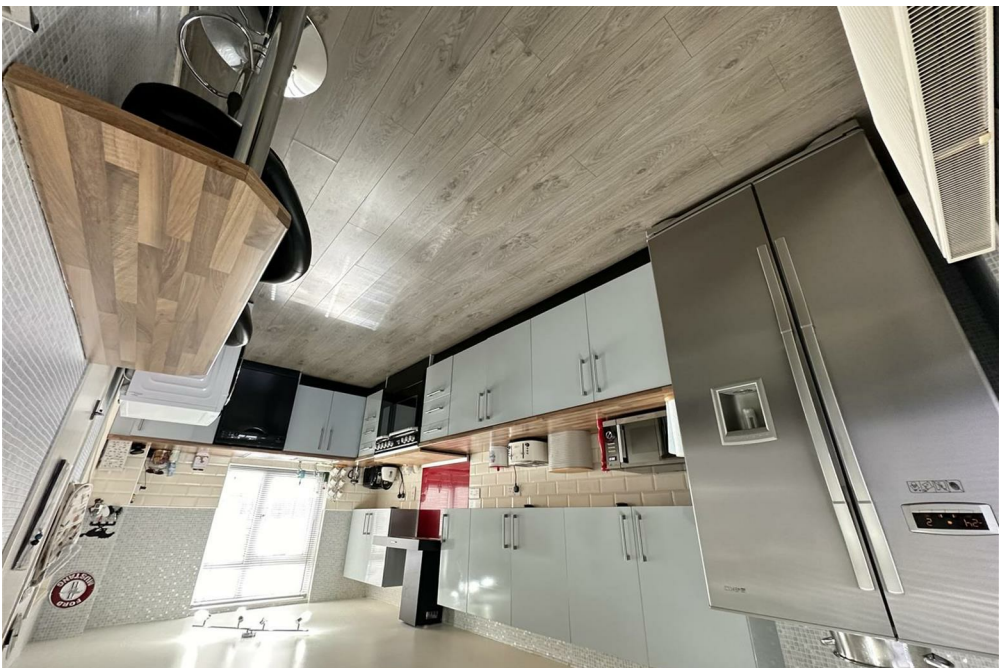
### Externally

To the front of the property there is a tarmac driveway for multiple cars and planted borders. To the rear of the property there is an enclosed spacious garden which is mainly paved with lawn area.

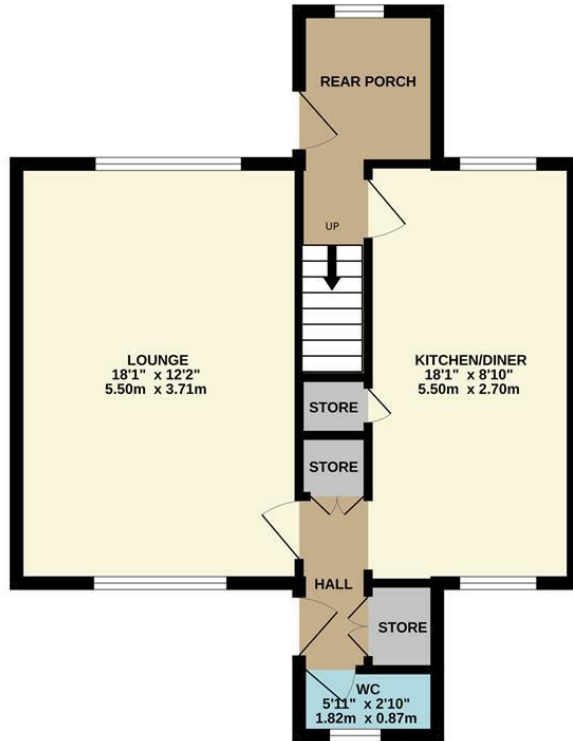


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

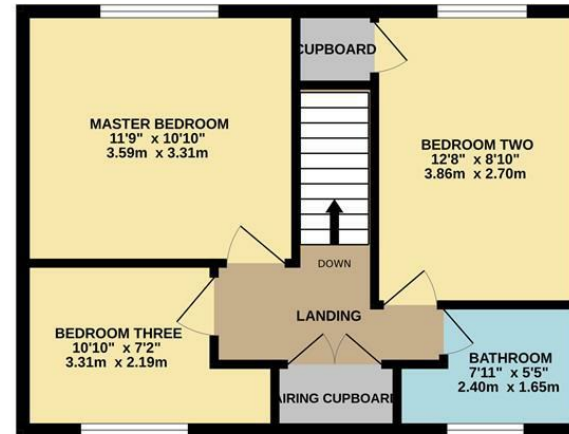
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher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



GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

sale@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

