



**P** Mon - Fri  
9 am - 5 pm  
Permit holders   
or  
2 hours  
No return  
within 2 hours

**jordan fishwick**

# 13 St Marys Road, Sale, Cheshire, M33 6SB

\*CHAIN FREE\* A charming Victorian mid-terrace property that has been modernised throughout whilst maintaining many of it's period features. Ideally placed for the nearby shops and amenities of Sale Town Centre, close to the Metrolink and within catchment for St Mary's Primary School & Ashton on Mersey High School. In brief the property comprises; hallway, bay fronted lounge, dining room, modern breakfast kitchen with patio doors leading straight onto the rear garden. To the first floor, two spacious double bedrooms, a small double bedroom and a family bathroom with shower over bath. Externally, to the front an attractive block paved driveway providing off road parking and to the rear a private garden mainly laid to lawn enclosed by timber fences. CALL NOW TO VIEW!

## £450,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

Space and plumbing for a freestanding washing machine and range style cooker. Window to side aspect and glass patio doors to rear enjoying views of the garden. Combi boiler 2018

### Master Bedroom

Spacious double bedroom with windows to front aspect. Original hardwood flooring, ceiling light point and radiator.

### Bedroom Two

Spacious double bedroom with window to rear aspect. Benefitting from fitted wardrobes. Carpeted flooring, ceiling light point and radiator.

### Bedroom Three

Small double bedroom with window to rear aspect. Carpeted flooring, ceiling light point and radiator.

### Bathroom

Bathroom with window to side aspect. White tiled suite comprises; bathtub with shower over, WC and pedestal hand wash basin.

### Hallway

Welcomeing entrance hallway, carpeted flooring, ceiling light point and radiator.

### Lounge

Bay fronted reception room with window to front aspect. Feature cast iron fireplace with living flame gas fire, carpeted flooring, ceiling light point and radiator.

### Dining Room

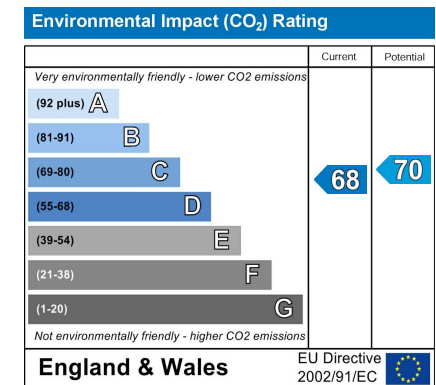
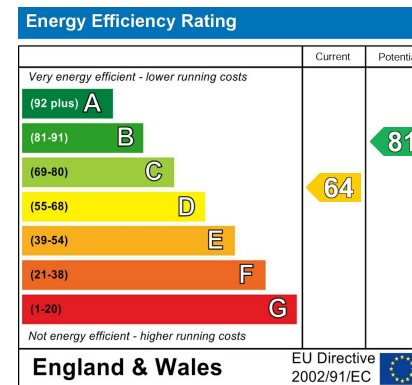
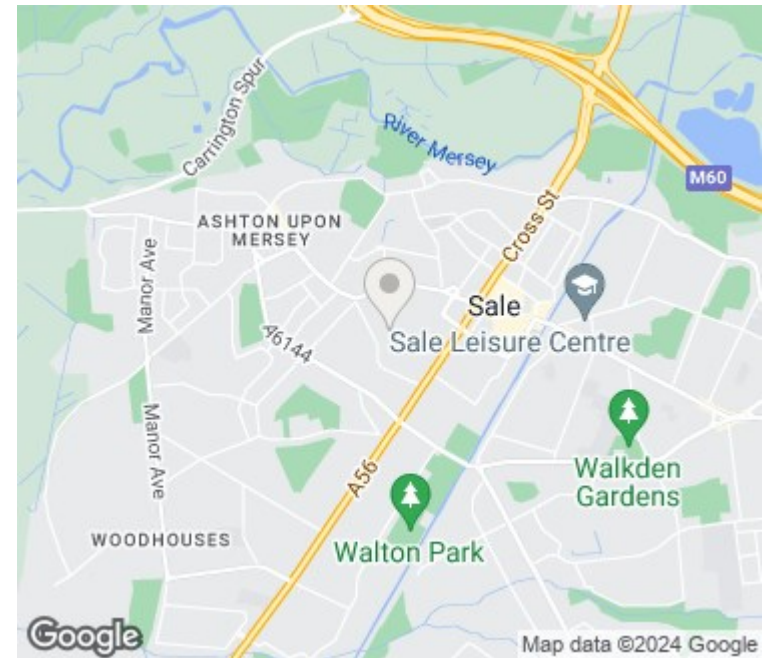
Second reception room with window to rear aspect. Feature cast iron fireplace, original hardwood flooring, ceiling light point and radiator.

### Kitchen

Modern fitted kitchen with good range of wall and base units, complimentary work surfaces over and metro brick tile splash back. Integrated appliances include ceramic sink and drainer, slimline dishwasher, undercounter fridge and freezer and Belling extractor hood.

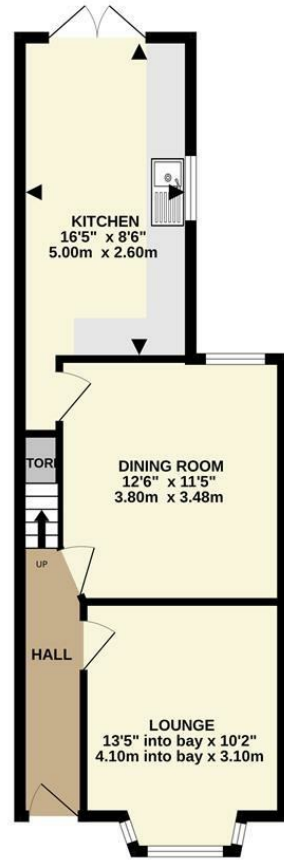
## Externally

To the front an attractive block paved driveway providing off road parking and to the rear a West facing garden mainly laid to lawn, enclosed by timber fences.





GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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