



7 Haddon Grove, Sale, Cheshire, M33 7TT

Stunning THREE BED period terrace property situated in a quiet cul-de-sac off the popular Urban Road. This property has been modernised by its current owners; tastefully decorated throughout whilst keeping many original features such as stained glass windows, original cast iron fire places, picture rails and ceiling roses. This property is in an ideal location in walking distance to SALE TOWN CENTRE which offers a variety of bars and restaurants, SALE AND BROOKLANDS METROLINK and within CATCHMENT AREA for SPRINGFIELD PRIMARY SCHOOL and ST MARY'S PRIMARY SCHOOL. Briefly comprises; welcoming entrance hall with access to the living room, dining room and newly fitted kitchen with Bosch appliances. To the first floor, two double bedrooms, a sizable third bedroom and a stylish family bathroom. Externally, to the rear, three spacious out-building for storage and a private South East facing lawned garden. CALL NOW TO AVOID DISAPPOINTMENT. Freehold. Council Tax Band C

£450,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Hallway

Welcoming entrance hall access via period style front door, with chevron flooring and access to the living room, dining room and first elevation.

Living Room

Sizable living room with original stain glass large bay window to front aspect. Lovely gas, cast iron fireplace with decorative tiles, keeping the character of the property. Carpeted, flooring and radiator.

Dining Room

Good size reception room with double glazed sash window to rear aspect. Continuation of chevron flooring, ceiling light point and radiator.

Kitchen

Newly fitted modern kitchen with blue base and eye level units and complementary work surfaces over. Incorporating integrated Bosch appliances including, 5 ring gas hob, extractor hood, full size dishwasher, tall fridge/ freezer, double eye level oven and space for washing machine. Continuation of chevron flooring, double glazed windows to the side aspect and door for access. Under-stair storage cupboard.

First Floor

Carpeted stairs to;

Master Bedroom

Spacious double bedroom with stain glass window to front aspect. Carpeted flooring, ceiling light point, radiator and cast iron fireplace.

Bedroom Two

Double bedroom with double glazed sash window to rear aspect. Carpeted flooring, ceiling light point, radiator and cast iron fireplace.

Bedroom Three

Single bedroom with double glazed sash window to rear aspect. Carpeted flooring, ceiling light point, radiator and cast iron fireplace.

Bathroom

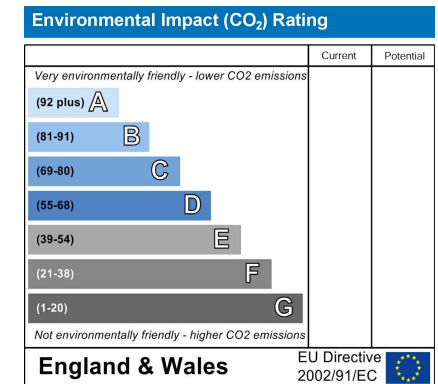
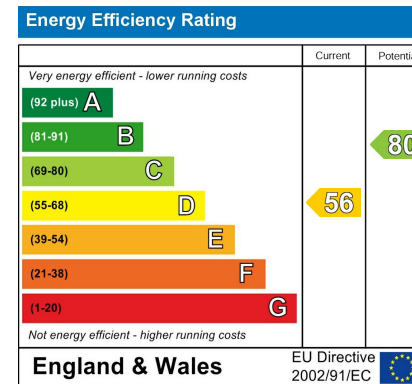
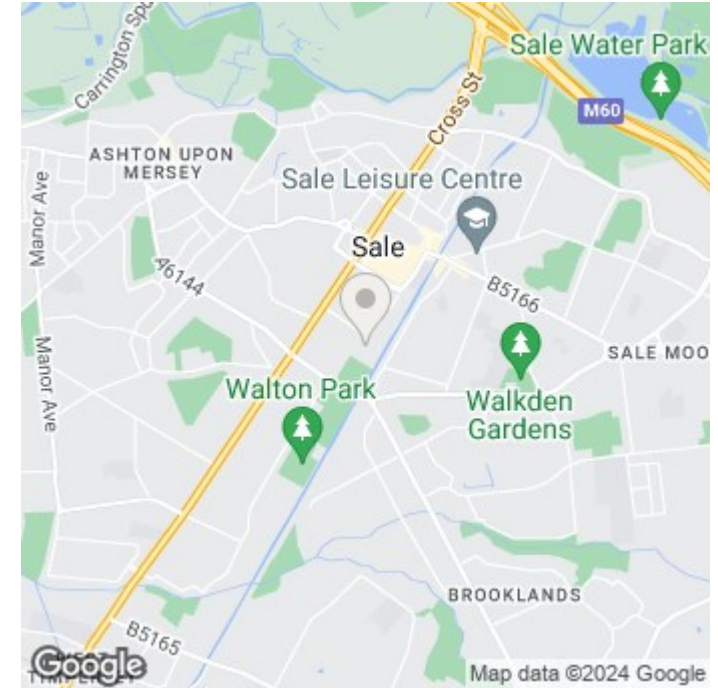
Newly fitted bathroom suite with shower over bath, low level WC and wall hung hand wash basin. Double glazed sash window to side aspect.

Externally

To the rear of the property, there are three outhouses. A path leads down to the South East facing private lawned garden. Gated access to rear alley way.

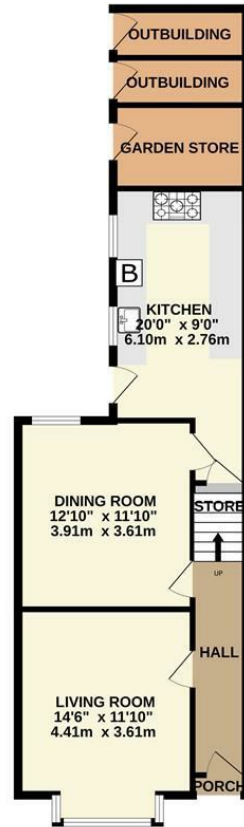
Outbuildings

Three outbuildings to the rear, the largest one with power and lighting.





GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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