



*jordan fishwick*



# 34 Marford Crescent, Sale, Cheshire, M33 4DH

STUNNING THREE/ FOUR BED \* BAY FRONTED \* SEMI DETACHED PROPERTY SITUATED WITHIN A POPULAR RESIDENTIAL AREA OF SALE close to local amenities and the metrolink. This modern family home has been extended, creating open plan living to the rear with bifolding doors onto the landscaped South East facing garden. Briefly comprising, porch, entrance hall, bay fronted living room, open plan kitchen / living/ dining room, to the first floor, two spacious double bedrooms, a third smaller bedroom and a four piece family bathroom. To the second floor a home office or occasion fourth bedroom. Externally this property boasts of a double driveway with parking bollards, and gated access to the rear of the property. The rear garden benefits from a landscaped, low-maintenance garden with astro-turf lawn and large composite decking area for seating. Garden office (6m x 3.4m) with bi-folding doors onto the garden, complete with power sockets and storage room. CALL NOW TO VIEW, THIS PROPERTY WON'T DISAPPOINT! EPC Rating D. Council Tax Band D. Leasehold.

## £525,000 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 double doors. Patterned tiled flooring and light point.

#### Hallway

Accessed with wooden door with glazed inserts. LVT herringbone flooring, ceiling light point and under floor heating.

#### Living Room

Lovely bay fronted living room with window to front aspect. LVT herringbone flooring, picture rail, ceiling light point and under floor heating.

#### Kitchen/ Living / Dining Room

Bright open plan living/ kitchen space. Kitchen fitted with good range of shaker style wall and base units with island and complementary quartz work surfaces over, incorporating a Belfast sink with mixer tap. Integrated appliances include full size fridge and freezer, dishwasher, washer/dryer, eye-level microwave and space and plumbing for gas Range cooker. Underfloor central heating throughout. Bi-folding doors lead to the rear garden. Roof lantern light and spotlights finish the look.

#### WC

WC and corner hand wash basin. Panelled walls and window to side aspect.

#### FIRST FLOOR

##### Bedroom One

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

##### Bedroom Two

Double bedroom with window to front aspect. Carpeted flooring, ceiling light point and radiator.

##### Bedroom Three

Single bedroom with window to front aspect. Carpeted flooring, ceiling light point and radiator.

#### Bathroom

Neutral tiled bathroom with black fixtures and fittings. Comprising hand wash basin, freestanding bath and walk in shower cubicle. Window to the rear aspect.

## SECOND FLOOR

### Office / Occasional Bedroom

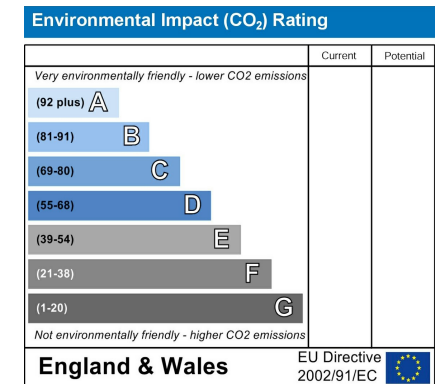
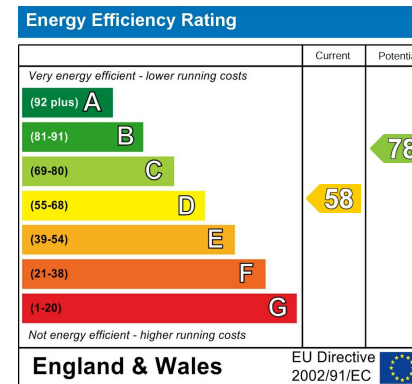
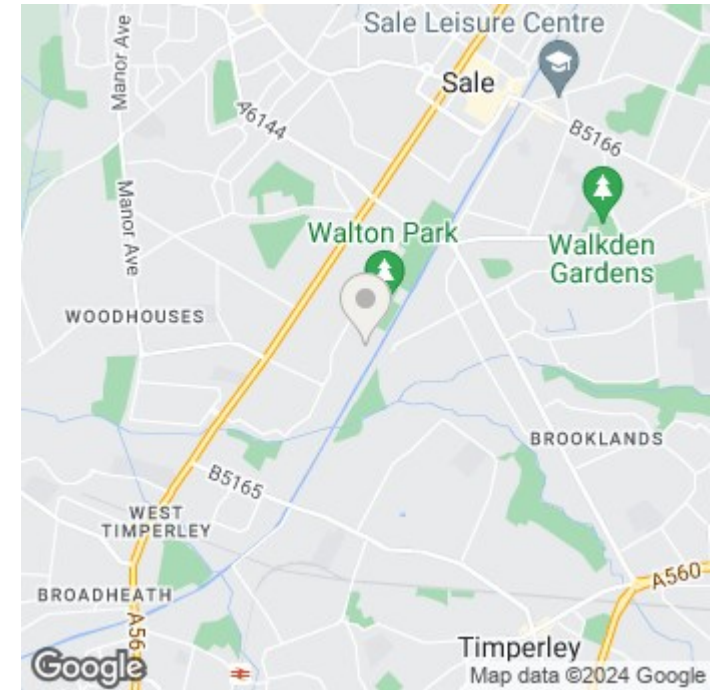
Loft conversion to home office/ occasional bedroom. Carpeted flooring, radiator and window to rear aspect.

### Externally

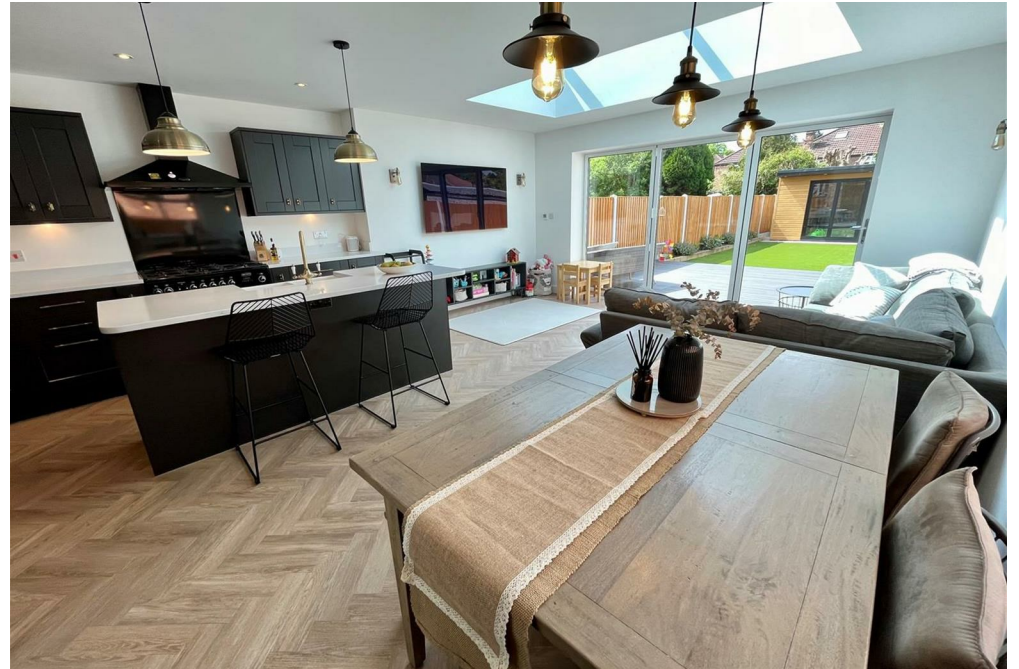
Externally this property boasts of a double driveway, and gated access to the rear of the property. The rear garden benefits from a landscaped, low-maintenance garden with astro-turf lawn and large composite decking area for seating. Garden office 6m x 3.4m with power and bi-folding doors onto garden.

### Tenure

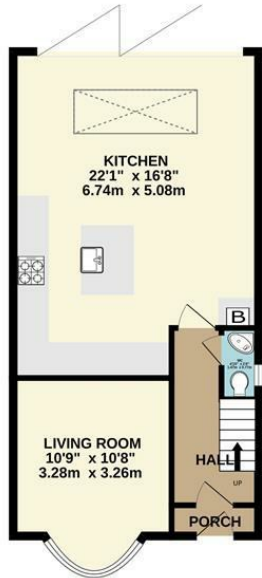
Leasehold.  
999 year lease. Ground Rent £5 PA.



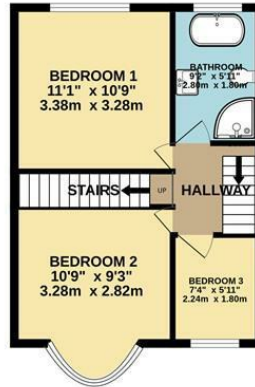




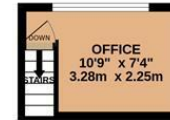
GROUND FLOOR  
774 sq.ft. (71.8 sq.m.) approx.



FIRST FLOOR  
390 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR  
79 sq.ft. (7.3 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.4 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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