



2 York Avenue, Sale, M33 6HD

A well proportioned three bedroom link-detached family home. Situated close to Sale Town Centre, it's shops, bars and amenities and near the esteemed Park Road Primary School, this property is bound to appeal to families with young children.
The house is in need of modernisation, presenting an exciting opportunity for those looking to put their own stamp on a property and create their dream family home.
Comprising in brief: hall, WC, a spacious reception room open to dining room, kitchen, utility room, integral garage. To the first floor three bedrooms and a shower room, there is ample space for a growing family or those in need of a home office.
Externally the property boasts front and rear gardens with large driveway and garage. The property benefits from gas fired central heating and is being sold with no onward chain!

£400,000 Offers Over

Viewing arrangements

Viewing strictly by appointment through the agent

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

Kitchen

Fitted kitchen with good range of wall and base units. Larder freezer, washing machine, fridge freezer, gas cooker included. Window enjoying views of the garden.

Utility Room

Fitted with base units and wall mounted combi boiler (serviced by British Gas) fitted Sept 2022 - 5 year warranty. Door to the garden and door to the integral garage.

Garage

Great size garage 5.2m in length, ripe for conversion if necessary, Up and over door. Access to the loft that spans over the utility room.

FIRST FLOOR

Window to side aspect.

Hall

Accessed via UPVC door. laminate flooring, ceiling light point and radiator.

Downstairs WC

Low level WC and hand wash basin. Window to front aspect, laminate flooring, ceiling light point and radiator.

Living Room

Good size bay fronted reception room with window to front aspect, carpeted flooring, ceiling light point and radiator. Gas fireplace and large cupboard under stairs for storage.

Dining Room

Open plan to living room, carpeted flooring, ceiling light point and radiator. Sliding doors onto the garden.

Bedroom One

Window to rear aspect, carpeted flooring, ceiling light point and radiator. Benefitting from fitted mirrored wardrobes.

Bedroom Two

Window to front aspect, carpeted flooring, ceiling light point and radiator. Benefitting from fitted wardrobes.

Bedroom Three

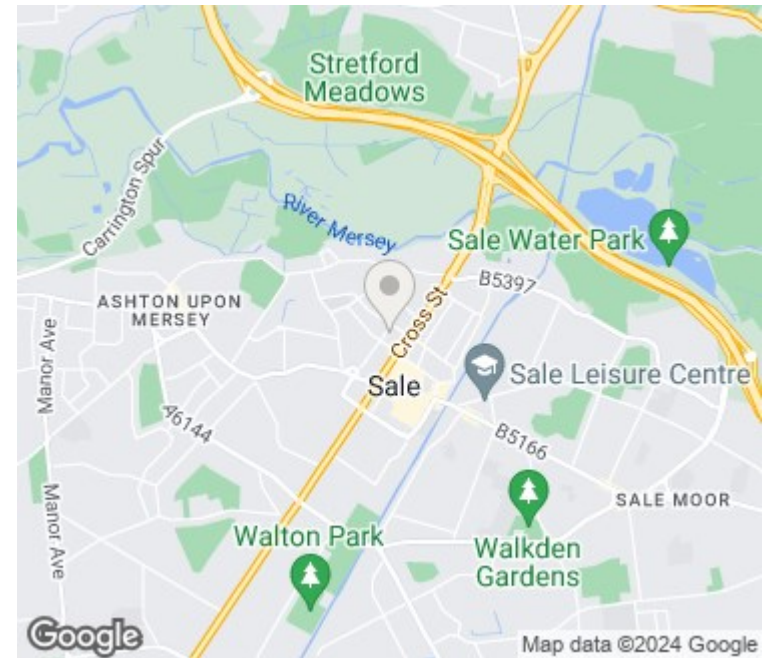
Window to front aspect, carpeted flooring, ceiling light point and radiator. Benefitting from fitted wardrobes.

Shower Room

Fitted with walk in accessible shower, WC and pedestal hand wash basin. Window to rear aspect.

Externally

The property boasts front and rear gardens, with large gated driveway leading up to garage and gated access round the side of the house to the rear South East facing garden. The garden is mainly laid to lawn and bordered by timber fencing.

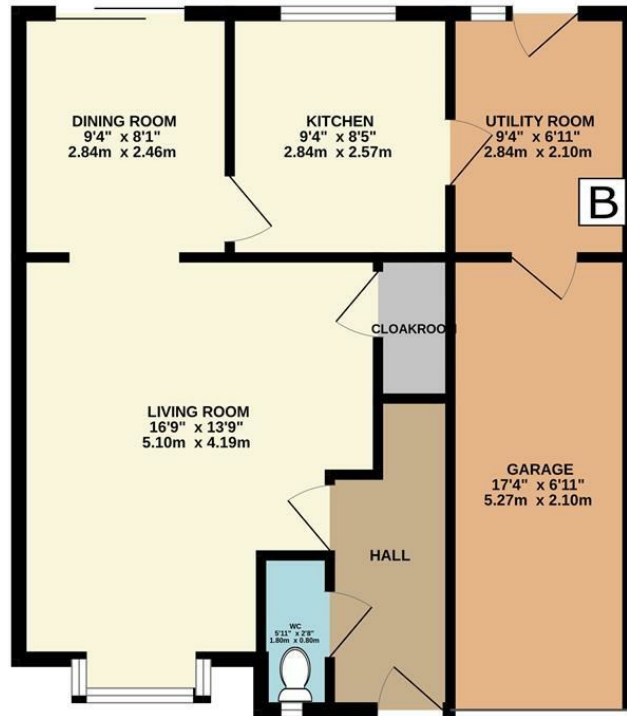


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	67
EU Directive 2002/91/EC	

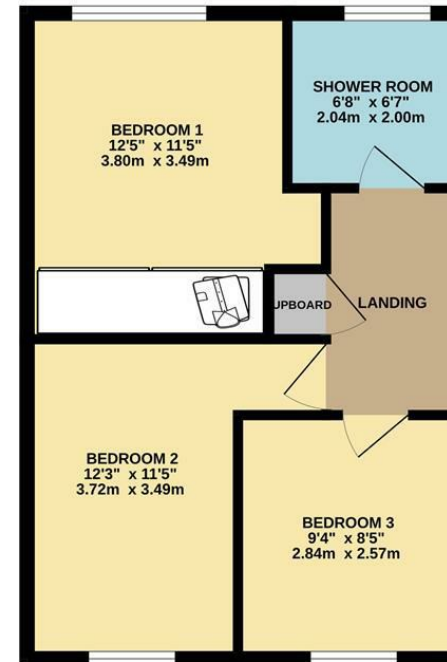
Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.6 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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