



2 Raglan Road, Sale, M33 4AQ

Offers Over £850,000

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- Five Bed Detached Property
- Great Size Plot With Stunning Gardens.
- 5th Bedroom Ideal to Change To An En Suite
- Detached Garage
- Council Tax Band E
- Five Reception Rooms
- Ashton On Mersey High School Catchment
- Ample Driveway Parking
- Fantastic Location
- Epc Rating - C

A truly one-off property of character boasting a great size plot with stunning gardens. This five bedroom detached residence, built in the 1930s sits within close proximity to Sale and Altrincham, with access to motorway networks and in catchment for outstanding schools such as Ashton on Mersey High School.

Elegant and immaculate throughout, this accommodation comprises: entrance hallway, lounge with gas fireplace, open to formal dining room, kitchen/diner, further reception room, garden room, rear porch and downstairs WC. To the first floor you will find five bedrooms and a family bathroom and separate WC.

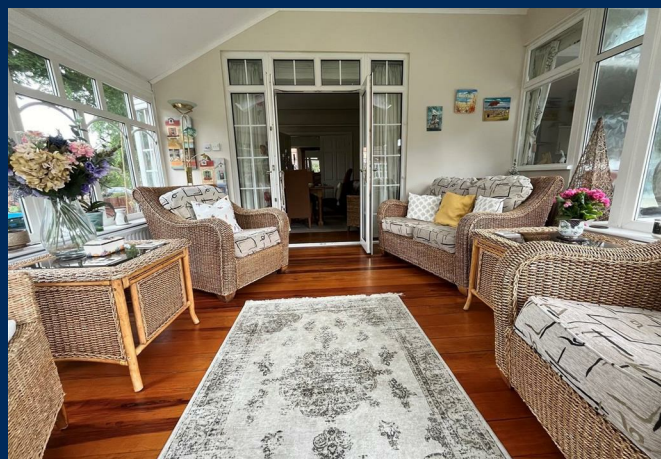
Externally, the property boasts landscaped gardens to three sides, an abundance of mature trees and hedges create a lovely private setting. To the rear of the property is a large, well kept garden with a substantial lawn area surrounded by borders stocked with shrubs and plants. A large patio area provides a space for outdoor dining during the summer months with a south-facing garden. The detached garage with further parking in front is accessed from Sale Heys Road.

Don't miss out on this truly wonderful property!! EPC Rating C . Council Tax Band E.

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Entrance Hall	6'6" x 14'5" (2 x 4.4)
Lounge	14'2" x 13'5" (4.33 x 4.11)
Dining Room	13'5" x 10'8" (4.1 x 3.26)
Garden Room	14'5" x 15'3" (widest points) (4.4 x 4.65 (widest points))
Breakfast Kitchen	15'7" x 13'11" (4.75 x 4.26)
Playroom/Office	8'1" x 14'9" (2.48 x 4.5)
WC	4'7" x 3'3" (1.4 x 1)
Rear Porch	8'6" x 2'8" (2.6 x 0.82)
First Floor Landing	
Master Bedroom	13'5" x 10'8" (inc bay) (4.11 x 3.26 (inc bay))
Bedroom Two	13'9" x 11'9" (inc bay) (4.21 x 3.6 (inc bay))
Bedroom Three	8'6" x 15'5" (2.6 x 4.7)





Bedroom Four 8'10" x 6'10" (inc bay) (2.7 x 2.1 (inc bay))

Bedroom Five 6'10" x 6'6" (2.1 x 2)

Bathroom 8'6" x 7'10" (2.6 x 2.4)

WC 2'7" x 5'2" (0.8 x 1.6)

Externally

Detached Garage 21'9" x 9'10" (6.64 x 3)

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Why take a risk?
Sell Smarter





Floor Plans

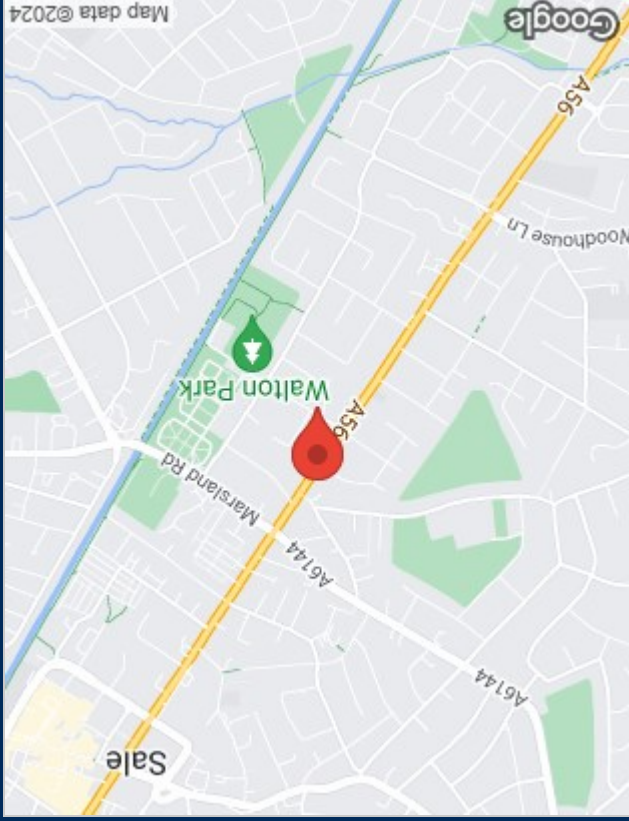


Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

