



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



17 Belgrave Road, Sale, Cheshire, M33 7UA

Immaculately presented, two double bedroom, period mid-terrace, situated in a popular residential area within close proximity to Brooklands Metrolink and Sale Town Centre. Offering ample amenities and good schools, this property is bound to appeal to a range of buyers. The charming property briefly comprises: lounge, opening to the dining room, kitchen and lean to utility room with door onto the patio garden. To the first floor, two double bedrooms and modern bathroom. Access to the large loft space from the landing. Externally there is a walled patio garden and ginnel at the back for rear access. Offered No Chain! Council Tax Band B. EPC Rating D. Freehold.

£285,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Lounge

Lovely reception room with window to front aspect, fitted with plantation shutters. Laminate flooring, ceiling light flooring and radiator. Ornate living flame gas fire.

Dining Room

Open to lounge. window to rear aspect. Laminate flooring, ceiling light flooring and radiator.

Kitchen

Fitted with good range of wall and base units; appliances include oven, gas hob, extractor, dishwasher and fridge freezer. Window to rear aspect.

Lean To Utility

Wooden frame with windows. Space and plumbing for utilities.

Bedroom One

Spacious double bedroom with window to front aspect, fitted with plantation shutters. Laminate flooring, ceiling light point and radiator.

Bedroom Two

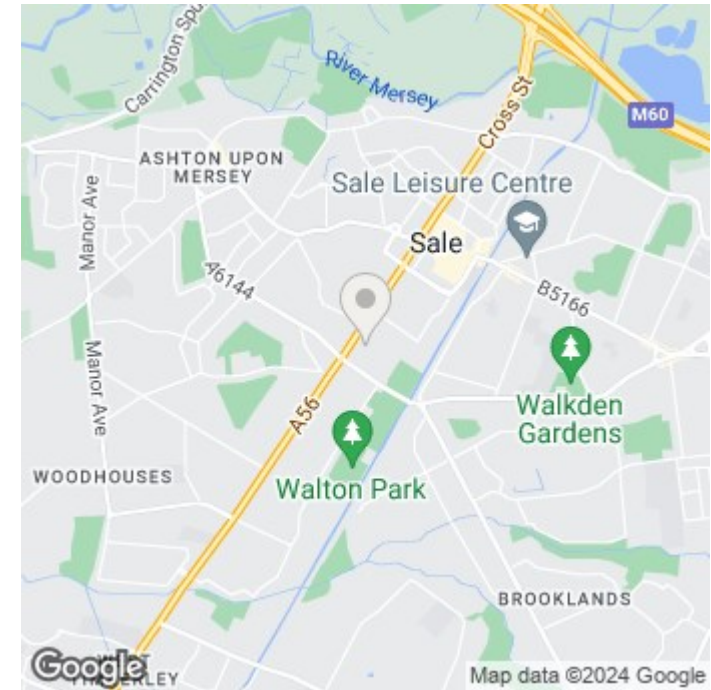
Double bedroom with window to rear aspect, fitted with plantation shutters. Laminate flooring, ceiling light point and radiator.

Bathroom

Modern shower room with large cubicle shower, low level WC and hand wash basin. Window to rear aspect.

Externally

To the rear a good size patio garden with gated access to the rear ginnel.

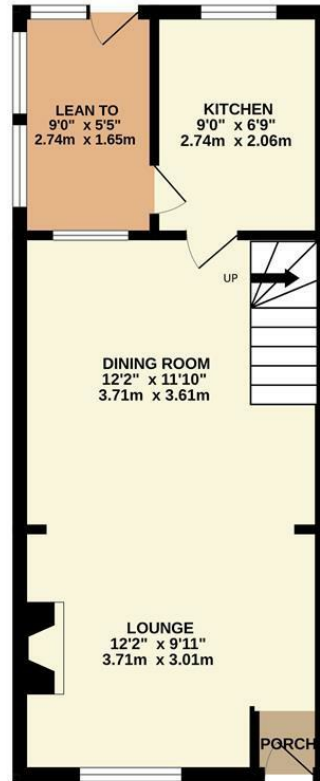


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	78
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

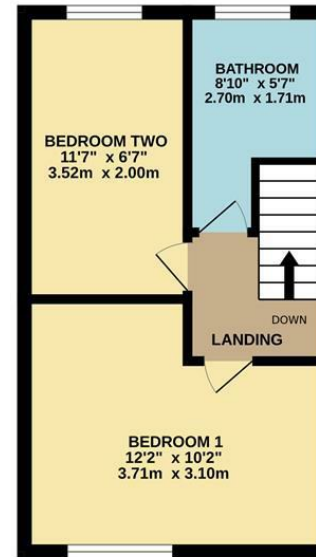
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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