



**13A Chilcote Avenue, Sale, M33 5FA**

**£415,000**

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# jordan fishwick

- NO CHAIN
- With Loft Space
- Cul De Sac
- Freehold
- EPC Rating D
- Three Bedroom Semi-Detached
- Enclosed Garden
- Ashton on Mersey School Catchment Area
- Council Tax Band D

## **\*\*NO CHAIN\*\***

A well presented three bedroom semi-detached property on a quiet cul-de-sac in Sale. The accommodation briefly comprises; spacious entrance hall, well proportioned living room, dining room with French doors that access the private garden and a recently renovated fitted kitchen. The first floor offers three bedrooms, family bathroom and stairs leading to a loft conversion which would be suitable for a home office/ children's playroom. Off road parking for three cars to the front with detached garage to the rear and gated access to rear garden. The rear garden incorporates a lawn and two paved patio seating areas. Freehold. Council Tax Band D. EPC Rating D.







Floor Plans

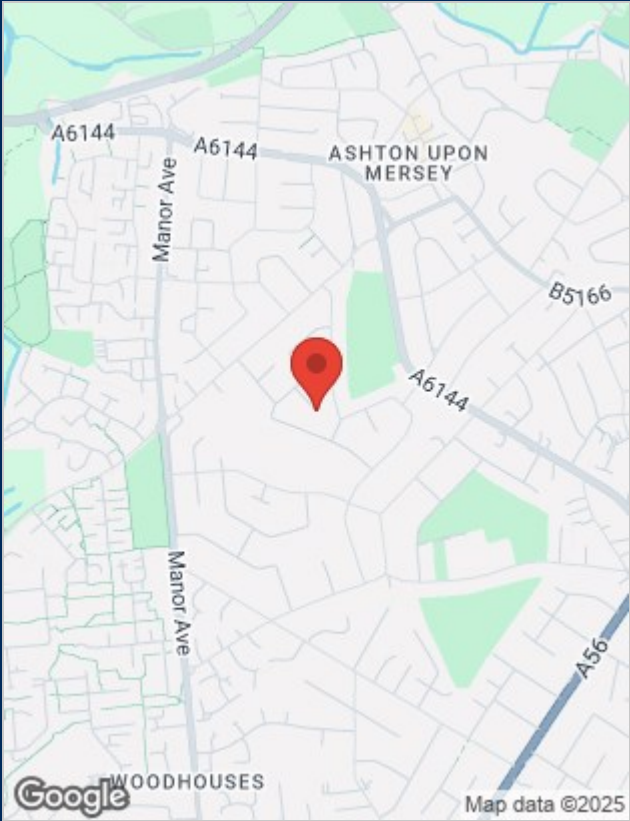


Viewing

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

