



**34 Highfield Avenue, Sale, M33 3DW**

Offers Over £475,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- Three Bedroom Semi Detached
- Modern Kitchen and New Stylish Bathroom
- Walking Distance to Sale Town Centre and Sale Metrolink
- Catchment for Springfield Road and St Josephs Primary Schools
- Freehold
- New Roof & Insulation, New Boiler (HIVE), New Downstairs Karndean Flooring 2023
- Stone's Throw from Sale Grammar School
- Two Reception Room - Bi-folding Doors Onto Garden
- Council Tax Band C
- EPC Rating D

This well presented and lovingly maintained three bedroom semi detached property is situated in a very popular location, within close proximity of Sale Town Centre and excellent transport links from Sale Metro Station and a short drive to the M60 Motorway. Within catchment for outstanding primary schools, Springfield Road and St Josephs Primary and a stone's throw from Sale Grammar School.

To the ground floor a welcoming entrance hallway, bright bay fronted lounge with newly fitted gas log burner, glass folding doors open to dining room and a modern fitted kitchen. To the first floor there are three good sized bedrooms and a newly fitted stylish family bathroom. Externally the property benefits from front garden, tarmac driveway and enclosed mature garden to the rear with patio areas for seating. CALL NOW TO VIEW!! Council Tax Band C. EPC Rating D. Freehold.

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Hallway	5'10" x 14'5" (1.8 x 4.4)
Lounge	13'5" x 11'9" (4.1 x 3.6)
Dining Room	12'9" x 11'9" (3.9 x 3.6)
Kitchen	19'2" x 7'0" (5.86 x 2.15)

## FIRST FLOOR

Bedroom One	11'9" x 12'1" (3.6 x 3.7)
Bedroom Two	10'9" x 10'2" (3.3 x 3.12)
Bedroom Three	11'1" x 7'5" (3.4 x 2.28)
Bathroom	7'10" x 7'2" (2.4 x 2.2)
Loft Space	
Externally	



*Why take a risk?  
Sell Smarter*

**Jordan fishwick**

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## Floor Plans



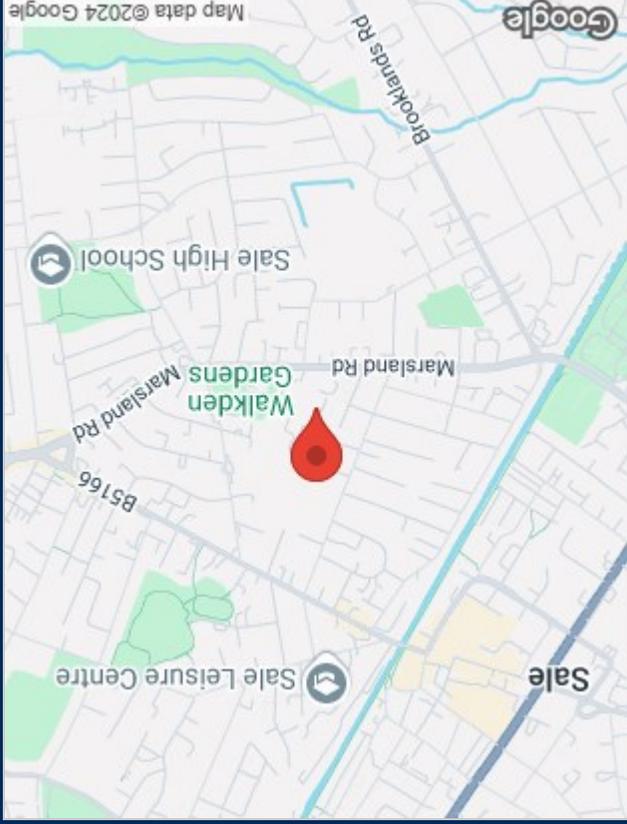
## Viewing

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.

Energy Efficiency Rating	
Current	Potential
79	67
<small>Very energy efficient - lower running costs</small> A (92-100)	
<small>Energy efficient - lower running costs</small> B (81-91)	
<small>Decent energy efficiency - lower running costs</small> C (69-80)	
<small>Below average energy efficiency - higher running costs</small> D (55-68)	
<small>Low energy efficiency - higher running costs</small> E (39-54)	
<small>Very low energy efficiency - higher running costs</small> F (21-38)	
<small>Not energy efficient - higher running costs</small> G (1-20)	
<small>EU Directive 2002/91/EC</small> England & Wales	

## Energy Performance Graph



## Location Map