



# 1 Hazelwell, Brooklands Road, Sale, M33 3QH

Fantastic family accommodation set over three floors, situated on a quiet cul-de-sac within catchment area for Sale Grammar and Brooklands Primary School. The property is in an excellent location, within walking distance to Brooklands Metrolink, Bridgewater Canal, the popular Walton Park and other amenities in Sale Town Centre. The property requires full modernisation and is being sold with NO CHAIN. The ground floor comprises; spacious porch, entrance hallway, downstairs WC, playroom/bedroom and integral garage spanning the whole length of the house, for conversion. The first floor offers large living room and separate kitchen/ dining room, this could be opened back up to create one large open plan space, with dual aspect allowing much natural light. To the second floor there are three sizeable bedrooms, a family bathroom and boarded loft space for extra storage with skylight windows.

To the front of the property there is a tarmac driveway and lawned garden, to the rear there is a low maintenance garden, mainly laid to lawn with mature borders and flagged patio area. EPC D. FREEHOLD. Call now to view!

## £435,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Porch

Accessed via wooden door, useful area for shoes, coats and pushchair. Freestanding shoe storage included.

#### Hall

Welcoming entrance hall with staircase to the first floor and access to;

#### Integral Through Garage

Accessed from the hallway with doors to the driveway and access to the rear garden. Wall mounted gas boiler.

#### Downstairs WC

Fitted with low level WC, pedestal wash hand basin, radiator, ceiling light point.

#### Study

Versatile room which could be used as a bedroom, play room, office etc. Vinyl flooring, radiator, ceiling light point and window to rear aspect.

#### Living Room

The lounge area benefits from a large window to front aspect. Carpeted flooring, ceiling light point and radiators.

#### Kitchen / Dining Room

Kitchen fitted with a range of wall and base level units. Carpeted flooring in dining room, lino in kitchen area, ceiling light points, radiator and windows to the rear aspect.

#### Master Bedroom

Large window to front aspect. Carpeted flooring, fitted wardrobes, ceiling light point and radiators. Could be split in two rooms to create a four beds.

#### Bedroom Two

Window to rear aspect. Carpeted flooring, ceiling light point and radiators.

#### Bedroom Three

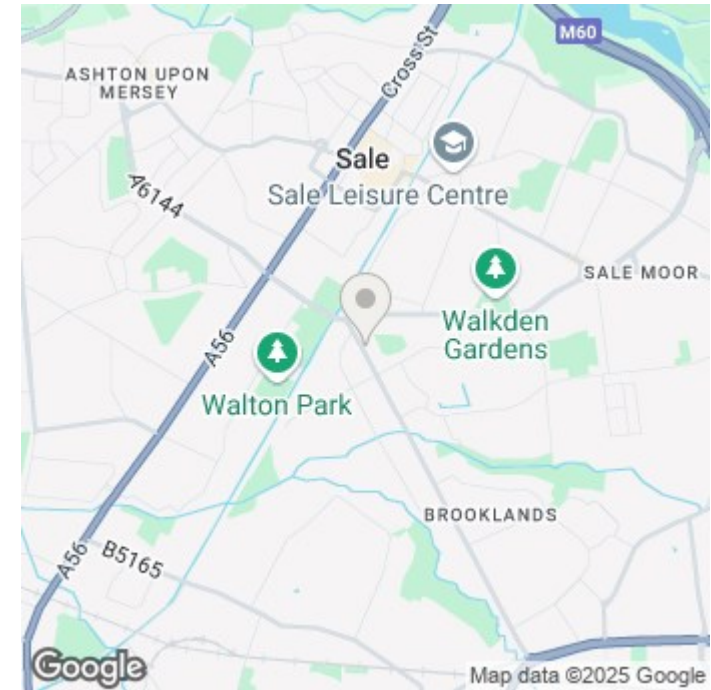
Window to rear aspect. Carpeted flooring, ceiling light point and radiators.

### Bathroom

Family bathroom fitted with low level WC, pedestal wash hand basin, panelled bath. Light tunnel to loft with skylight window allowing natural light. Cupboard housing the water cylinder.

### Outside

To the front of the property there is a tarmac driveway and lawned garden. To the rear there is a low maintenance garden, mainly laid to lawn with mature borders, and flagged patio area.

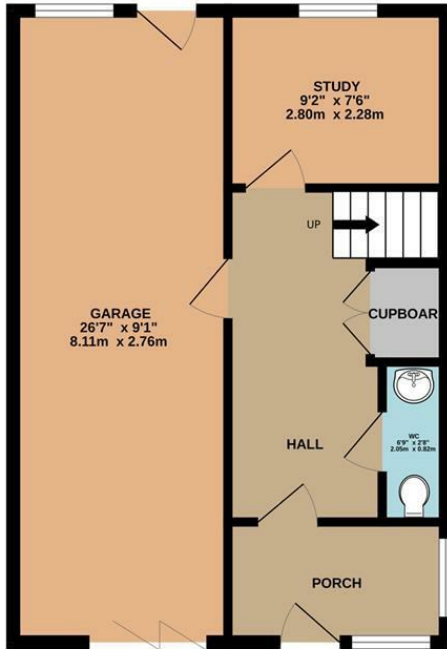


Energy Efficiency Rating	
	Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
<i>Not energy efficient - higher running costs</i>	
	<b>51</b>
England & Wales	
EU Directive 2002/91/EC	

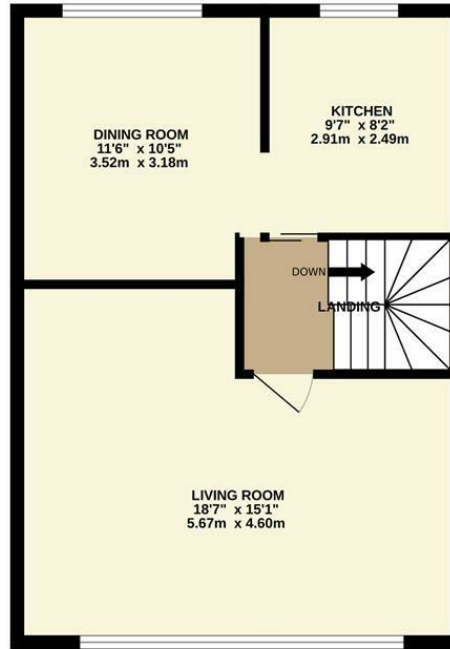
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>	
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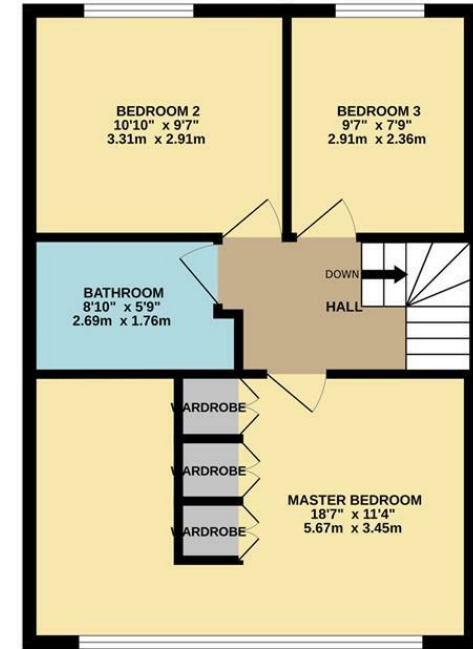
GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



2ND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.0 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

95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

sale@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

