



*Jordan fishwick*

67 Ascot Avenue, Sale, Cheshire, M33 4QT  
£250,000



Offices at: Chorlton, Didsbury, Disley, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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## 67 Ascot Avenue, Sale, Cheshire, M33 4QT

End of terrace three bedroom property located on a popular residential estate and within catchment area for good schools and within easy reach of great transport links/amenities. The property briefly comprises; hall with storage cupboard, lounge, kitchen/diner, downstairs W.C, porch. To the first floor there are three bedrooms and a shower room. Externally the property benefits from gardens to both the front and rear with patio areas and off road parking. No Chain. Council Tax Band A. EPC Rating Awaiting. Freehold.

Entrance Hall  
2'1" x 8'8"  
With store cupboard with space/plumbing for a washing machine.  
Downstairs WC  
5'10" x 2'8"  
Fitted with low level WC and wash basin.  
Kitchen Diner  
9'3" x 18'4"

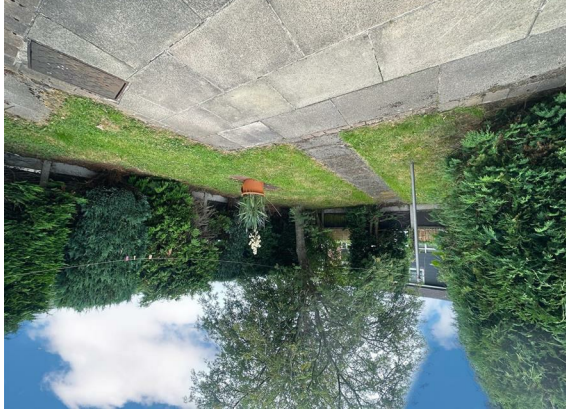


Dual aspect kitchen diner with UPVC windows to both front and rear. Fitted kitchen units with space for appliances. Part vinyl, part carpeted flooring, two ceiling light points, radiator and under stairs store cupboard.



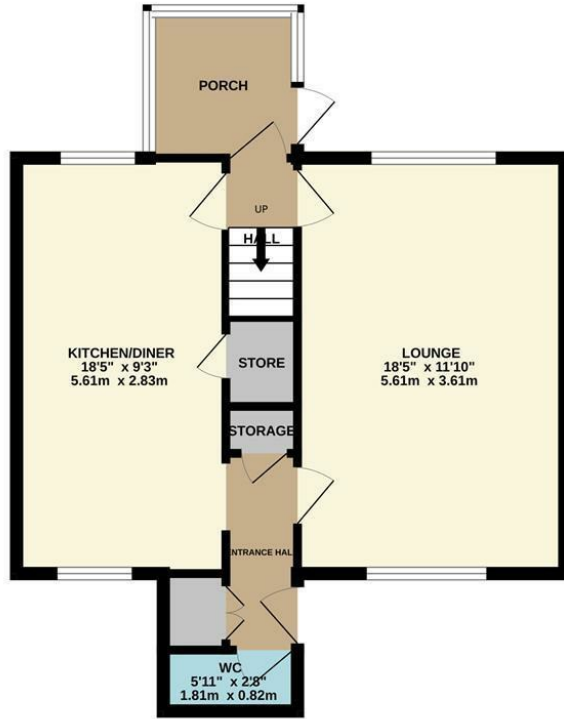
Lounge  
18'4" x 11'9"

Great size reception room with UPVC windows to the front and rear aspect, carpeted flooring, two ceiling light points and two radiators.  
First Floor

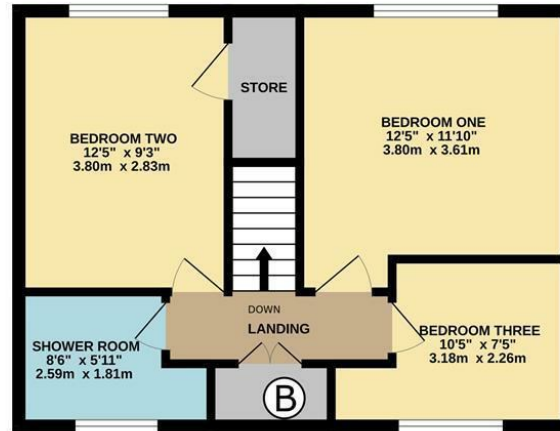


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GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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