



**20 Boxgrove Road, Sale, M33 6QW**

**£575,000**

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









# jordan fishwick

- Three Bedroom Semi-Detached
- Walking Distance to Ashton-on-Mersey Village & Sale Town Centre
- Potential for Extension (Subject to Planning Permission)
- NO CHAIN
- Council Tax Band D
- Excellent Location
- Ashton-on-Mersey School Catchment
- Gardens Front and Rear
- EPC Rating D
- Freehold

Charming three bedroom semi-detached 1930's semi-detached home situated on a popular, tree lined, residential road between Sale Town Centre and Ashton-on-Mersey Village. Being sold with NO CHAIN, this family home offers scope for extension/adaptations (subject to planning permission) to suit the new owner's requirements.

The ground floor briefly comprises: entrance hall with downstairs WC/store, bay fronted dining room, lounge with door to the rear garden and breakfast kitchen with door to access the side elevation. To the first floor there are three well proportioned bedrooms and family bathroom. There is access to the partially boarded loft space via a loft hatch in bedroom three.

\*Please note, the property is fitted with radiators but the gas boiler is currently broken and will require renewal\*

Council Tax Band D. EPC Rating D. Freehold.





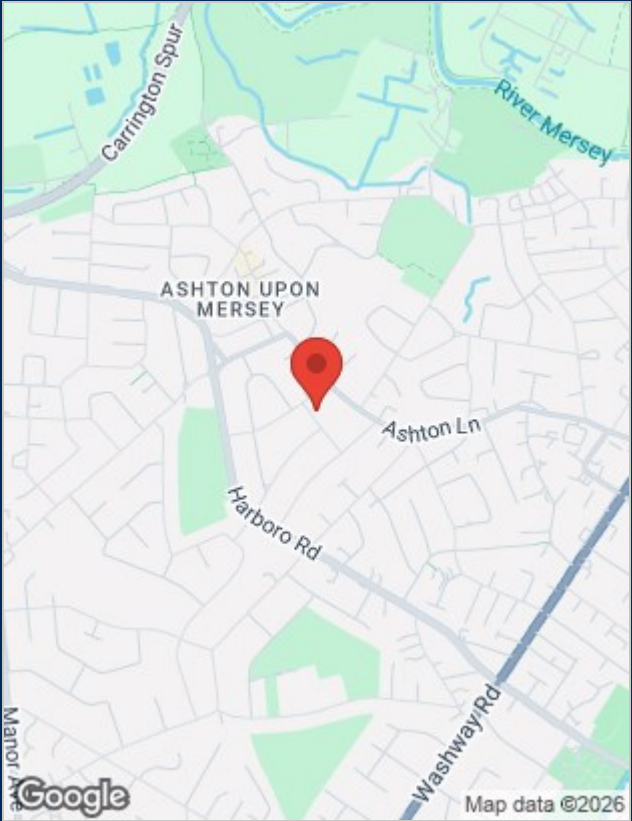




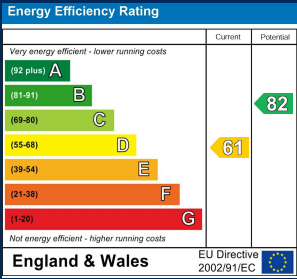
Floor Plans



Location Map



Energy Performance Graph



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.