



101 Gawsworth Road, Sale, M33 2UZ

Well presented, modern three bedroom semi-detached family home benefiting from loft room and two storey wrap around side extension with planning permission granted along with structural and building drawings!

Located in a quiet, popular residential area in Sale close to transport links, Sale Grammar School and amenities. The property briefly comprises; hall, lounge, kitchen diner, three bedrooms, family bathroom and loft room. Externally, there is a driveway to the front and south facing lawn garden to the rear with summer house.

Freehold. Council Tax Band C. EPC Rating C.

**£300,000 Offers Over**

Viewing arrangements

Viewing strictly by appointment through the agent

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

**Ground Floor**

**Lounge**  
14'5" x 12'6"

Spacious reception room with modern gas fireplace creating a focal point to the room, UPVC window to front aspect, ceiling light point and radiator.

**Kitchen/Diner**  
15'5" x 8'7"

Open plan kitchen dining room fitted with a range of wall and base level units benefiting from integrated fridge freezer, electric oven, gas hob and extractor hood. Space and plumbing for washing machine and tumble dryer. Vinyl flooring, UPVC windows and door to the rear garden. Two ceiling points.

**First Floor**

**Master Bedroom**  
13'6" x 9'2"

Double bedroom with carpeted flooring, UPVC window to the front aspect, radiator and ceiling light point.

**Bedroom Two**  
9'6" x 9'2"

Double bedroom currently used as an office, carpeted flooring, UPVC window to the rear aspect and radiator.

**Bedroom Three**  
9'7" x 6'2"

Single bedroom with UPVC window to the front aspect, radiator, carpeted flooring, ceiling light point and steps to loft room.

**Bathroom**

Modern white three piece suite; low level WC, pedestal wash basin and bath with shower above. Obscured UPVC window to the rear aspect, ceiling light point and radiator.

### Loft Room

12'9" x 9'6" (incl. restricted headheight)

Accessed from bedroom three via an alternating tread stair. Currently used as an office with carpeted flooring, skylight windows, ceiling light points. The boiler is located in the eaves.

### Externally

To the front of the property is a tarmac drive with lawned garden. Gated access down the side of the property to the rear garden. The rear garden is SOUTH FACING, mainly laid to lawn with patio seating area and summer house.

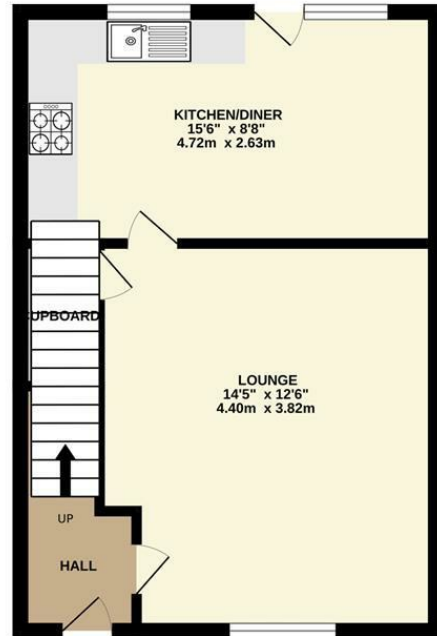


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		70	83
England & Wales		EU Directive 2002/91/EC	

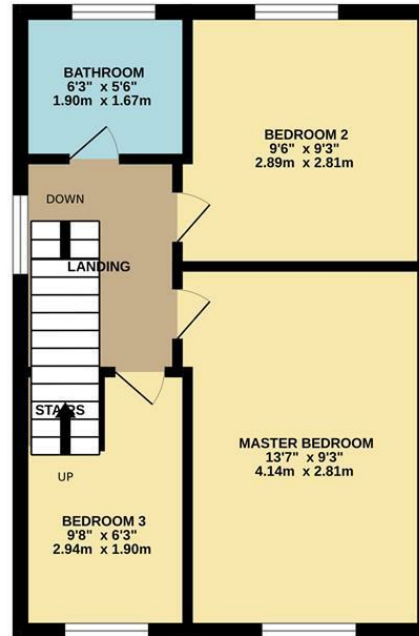
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	



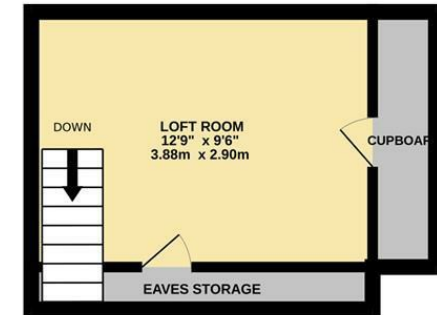
GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



2ND FLOOR  
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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

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