



*Jordan fishwick*

101 Gawsworth Road, Sale, M33 2UZ  
£325,000



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

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## 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 lawned garden to the rear with summer house.

Freehold. Council Tax Band C. EPC Rating C.

Ground Floor

14'5" x 12'6"



Kitchen/Diner

1'5" x 8'7"



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

First Floor

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.

Master Bedroom

1'3'6" x 9'2"

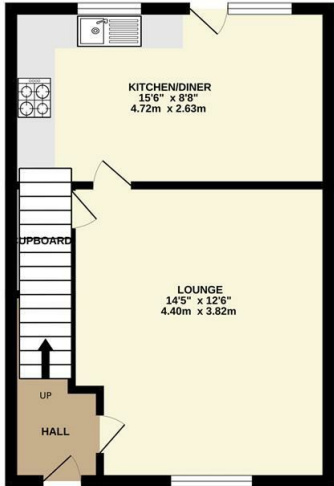


Double bedroom with carpeted flooring, UPVC window to the front aspect, radiator and ceiling light point.

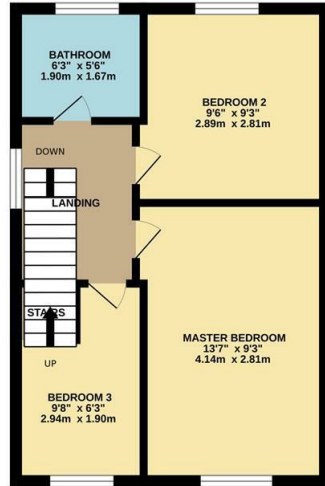


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GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.

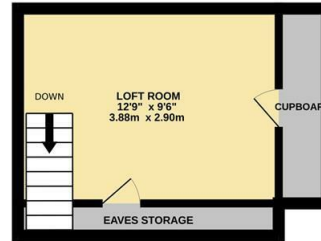


1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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2ND FLOOR  
164 sq.ft. (15.2 sq.m.) approx.



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

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