



**10 Watermead, Sale, M33 3UX**

Offers Over £950,000

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





# Jordan Fishwick

Offers Over £950,000

Well presented five bedroom detached residence nestled away on prestigious development, situated off the ever popular Framingham Road. Within catchment for Brooklands Primary School and the excellent transport links around the Greater Manchester Area, including the Metrolink.

The property has been well cared for and maintained by the same owner since it was built in 2002 and offers fantastic accommodation. Comprising in brief; grand entrance hall, formal dining room, living room with French doors to the rear gardens, kitchen/ breakfast room open to the family room, utility room and WC. To the first floor, a spacious landing, five well proportioned bedrooms, two with en suite facilities, two sharing access to a Jack-and-Jill shower room, plus a main family bathroom.

Externally, there is a well manicured front garden and ample parking on tarmac driveway which leads to the detached double garage. Gated side access to the generous rear garden, mainly laid to lawn plus patio area for seating. CALL NOW TO VIEW!



## Ground Floor

Entrance Hall

Downstairs WC

Living Room 22'6" x 13'1" (6.88m x 4.01m)

Dining Room 15'6" x 10'6" (4.74m x 3.22m)

Breakfast Kitchen 18'9" x 11'10" (5.72m x 3.62m)

Family Room 11'5" x 10'7" (3.48m x 3.24m)

Utility Room 10'5" x 5'8" (3.18m x 1.74m)

## First Floor

Landing

Master Bedroom 15'6" x 11'3" (4.74m x 3.45m)

En Suite Bathroom

Bedroom Two 11'2" x 11'0" (3.41m x 3.36m)





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*Jordan fishwick*

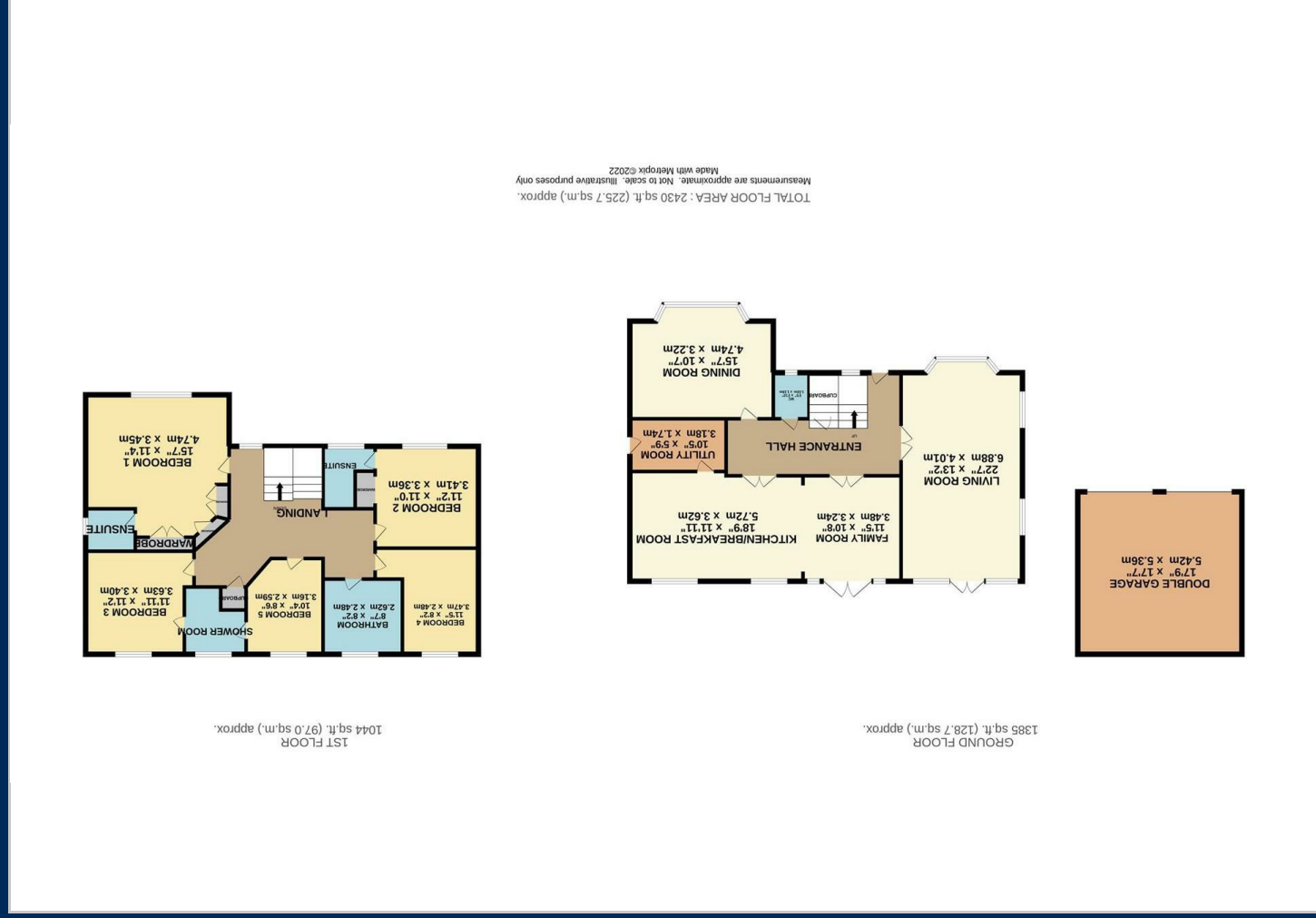
*Why take a risk?  
Sell Smarter*



- En Suite Shower Room 11'10" x 11'1" (3.63m x 3.40m)
- Bedroom Three Jack and Jill En Suite 11'4" x 8'1" (3.47m x 2.48m)
- Bedroom Four 10'4" x 8'5" (3.16m x 2.59m)
- Bedroom Five 8'7" x 8'1" (2.62m x 2.48m)
- Bathroom Outside 17'4" x 18'0" (5.3 x 5.5)
- Double Garage



## Floor Plans



## 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.

Energy Efficiency Rating	
Current	Potential
81	73

Very energy efficient - lower running costs (92 plus) A

Energy efficient (81-91) B

Decent (61-80) C

Needs work (51-60) D

Poor (31-50) E

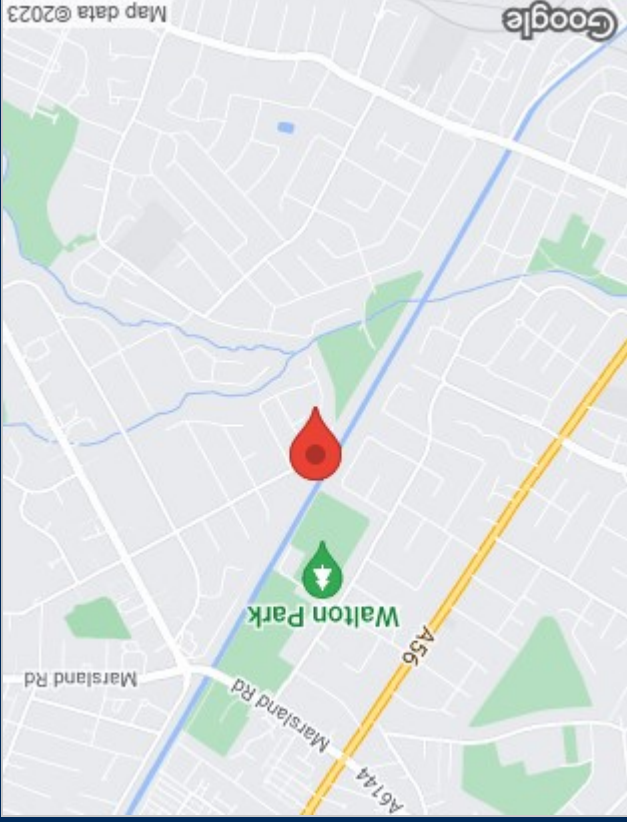
Very poor (13-30) F

Not energy efficient - higher running costs (1-20) G

England & Wales

EU Directive 2002/91/EC

## Energy Performance Graph



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.