

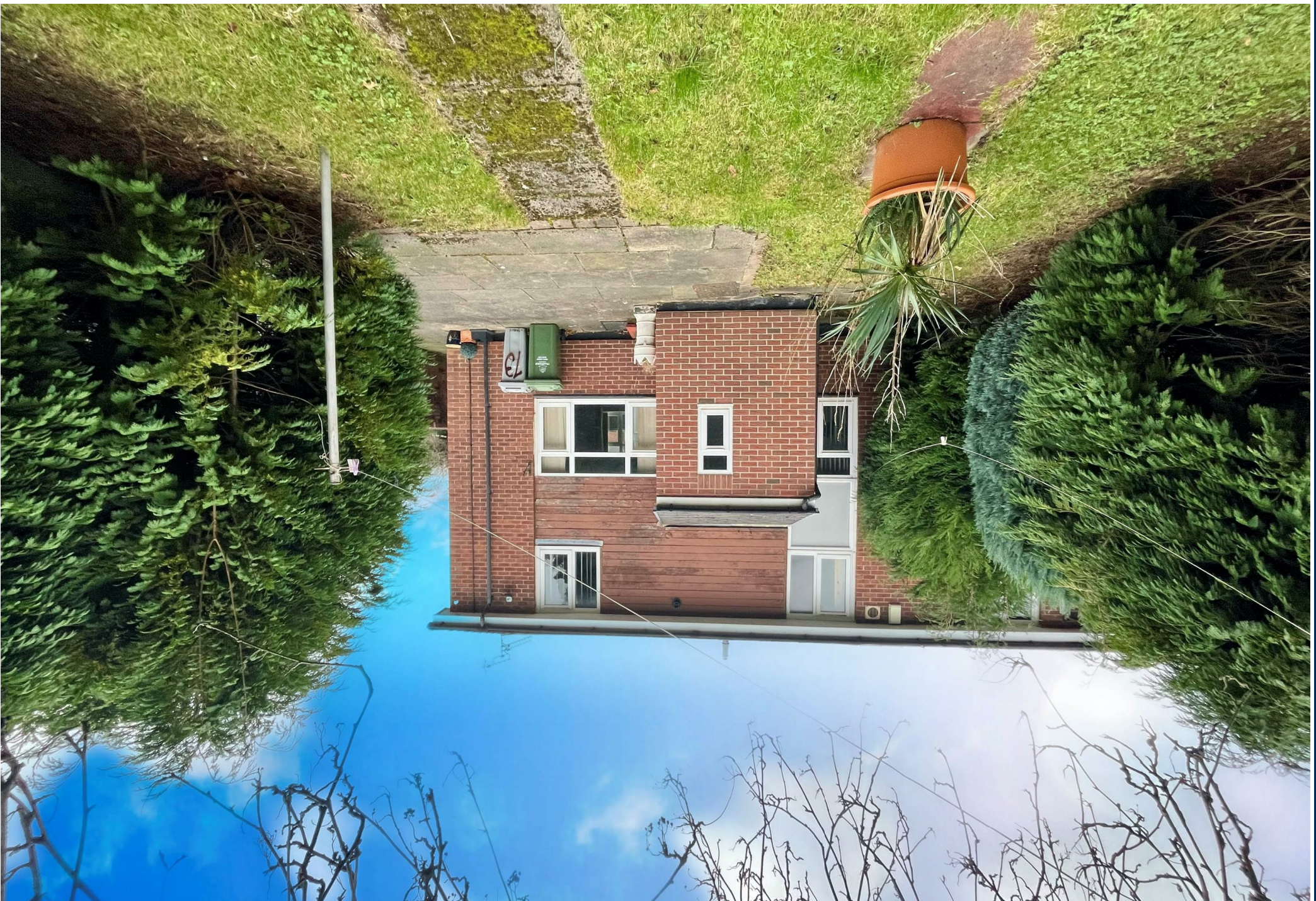


67 Ascot Avenue, Sale, M33 4QT

£250,000

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





# Jordan fishwick

- Three Bedroom End Terrace
- Front and Rear Gardens
- No Chain
- Council Tax Band A
- Boiler Installed approx 2022. Mobile Thermostat.
- Driveway Parking
- Downstairs WC
- EPC Rating Awaited
- Tenure TBC
- CCTV Fitted

**\*NO CHAIN\*** 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. Council Tax Band A. EPC Rating Awaited. Freehold.

£250,000



Entrance Hall	2'11" x 8'8" (0.9 x 2.65)
Downstairs WC	5'10" x 2'8" (1.8 x 0.82)
Kitchen Diner	9'3" x 18'4" (2.83 x 5.6)
Lounge	18'4" x 11'9" (5.6 x 3.6)
First Floor	
Bedroom One	11'9" x 10'9" (3.6 x 3.3)
Bedroom Two	9'2" x 12'5" (2.8 x 3.8)
Bedroom Three	7'2" x 7'8" (2.2 x 2.34)
Shower Room	6'2" x 5'6" (1.9 x 1.7)
Externally	





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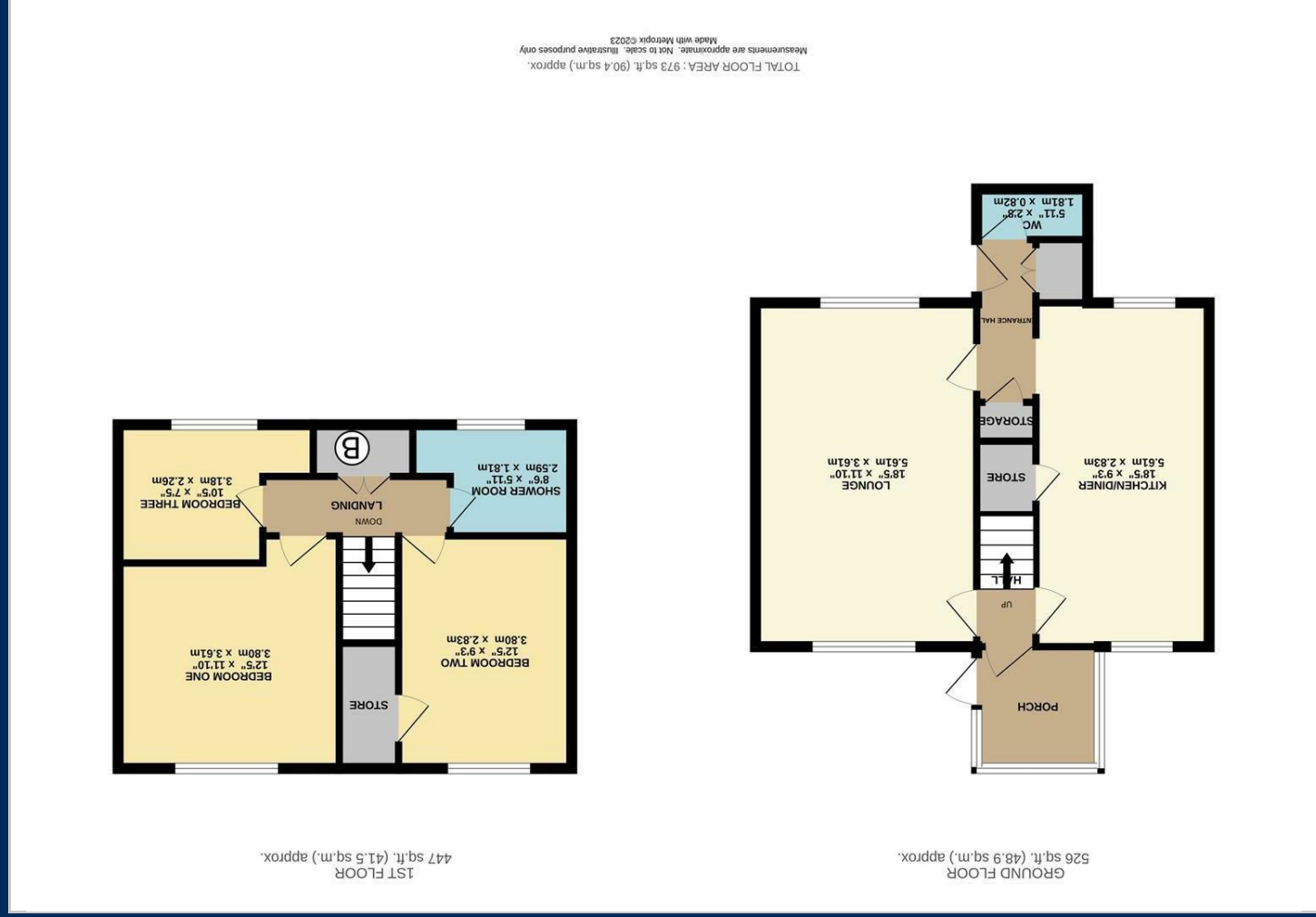
*Jordan fishwick*

*Why take a risk?  
Sell Smarter*





## 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.

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.

Energy Efficiency Rating	
Current	Possible
81	83
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (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	

## Energy Performance Graph

