



294 Washway Road, Sale, Cheshire, M33 4EE

Well presented double fronted detached three bedroom property located on Washway Road offering easy access to M60 motorway network, Sale Town Centre and good schools.

Briefly comprising central spacious entrance hall leading onto a light and airy lounge with patio doors onto the rear garden, a second reception room, fitted kitchen and useful understairs storage cupboard. To the first floor there are two generously sized double bedrooms and a further single bedroom, a family bathroom with four piece suite and an additional WC room. The property benefits from off road parking for multiple cars, electric charging point and enclosed garden to rear. Porch built and Boiler replaced 2020. CALL NOW TO VIEW!

£600,000 Offers Over

Viewing arrangements

Viewing strictly by appointment through the agent

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

Porch

Extended porch accessed via composite door. Marble effect tiled flooring and walls. Built in storage cupboard, spotlighting and chrome vertical radiator.

Hallway

Spacious entrance hallway, laminate wood flooring, ceiling light point and radiator. Access to storage cupboard, the reception rooms and kitchen.

Lounge

Sizeable reception room with UPVC double glazed bay window to the front elevation and UPVC double glazed patio doors leading out to the rear garden. Feature electric fireplace with stone hearth and matching surround. continuation of laminate wood flooring, ceiling light point and radiator.

Dining Room

With UPVC double glazed bay window to the front elevation, feature fireplace with marble hearth and wooden mantelpiece. Laminate wood flooring, picture rail and coving, ceiling light point and radiator.

Kitchen

Fitted with a range of wall and base units with complementary roll top work surfaces incorporating a stainless sink with mixer tap and drainer and tiled splash backs. Space and plumbing for white good and gas cooker. UPVC double glazed window to the rear elevation and UPVC door leads to the side elevation. Ceramic tiled flooring, spot lights and radiator.

First Floor

Carpeted stair to;

Master Bedroom

Of generous proportions with dual aspect windows to both front and rear elevations and benefitting from fitted wardrobes. Laminate wood flooring, picture rail, ceiling light point and radiator.

Bedroom Two

Another good sized double bedroom with UPVC double glazed leaded window to the front elevation. Laminate wood flooring, picture rail, ceiling light point and radiator.

Bedroom Three

Good sized single bedroom with UPVC double glazed leaded window to the front elevation. Original picture rial, ceiling light point and radiator.

Bathroom

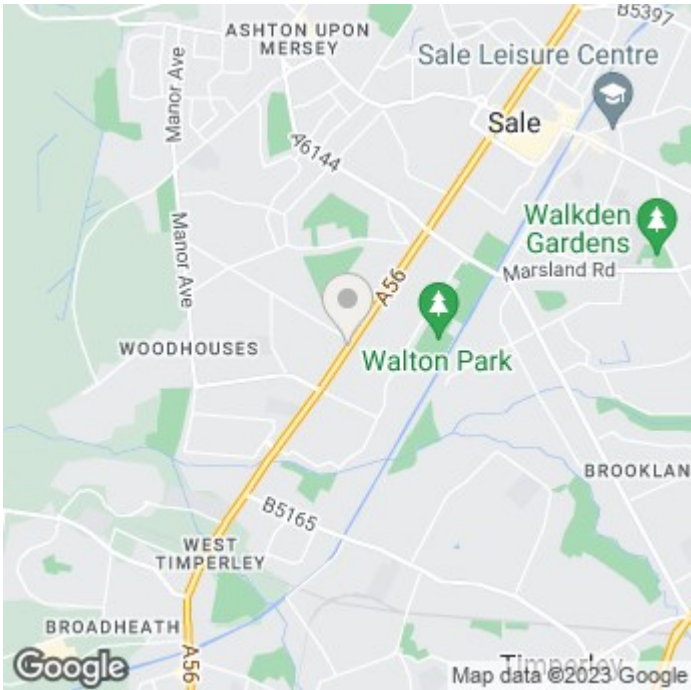
Four piece suite comprising; W.C, pedestal wash hand basin, corner bath and shower cubicle. Opaque UPVC double glazed window to rear elevation. Tiled flooring, spotlighting and towel rail.

WC

Part tiled room with WC and hand wash basin with window to rear elevation.

Externally

The front of the property is accessed via wrought iron double gates opening onto a graveled driveway providing ample off road parking, fitted with electric car charging point. To the rear of the property the garden is mainly laid to lawn, enclosed by timber fences and bordered with mature shrubs and plants. Attractive wooden pergola and storage shed included.

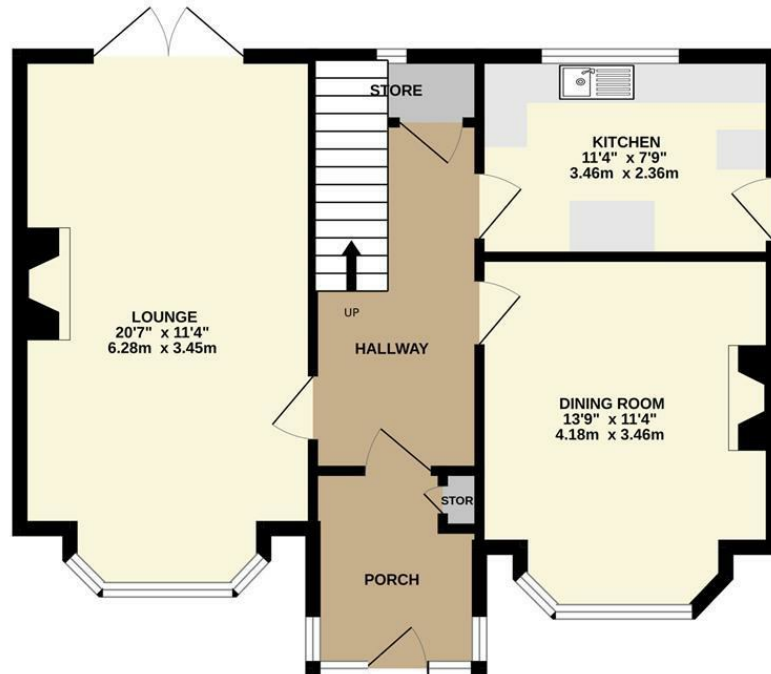


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

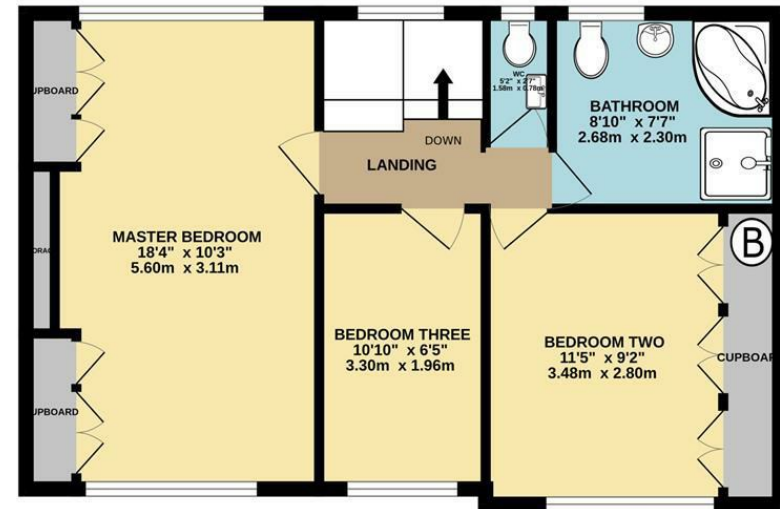
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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

95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

sale@jordanfishwick.co.uk
www.jordanfishwick.co.uk

