



**43 Gawsworth Road, Sale, M33 2UZ**

Offers Over £300,000

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





# Jordan Fishwick

- Immaculate Three Bed Terrace
- Driveway and Generous Garden
- Boiler Installed 2021
- Council Tax Band - B
- New Bathroom 2017
- Modernised Throughout
- Well Proportioned Bedrooms
- New Roof & Re-wired 2017
- Stylish Kitchen 2018
- NO CHAIN

**NEWLY UPGRADED PROPERTY** - New kitchen, new bathroom, new roof, new boiler! **IMMACULATE** three bed mid terrace property with **DRIVEWAY & GARDEN**, that has been **METICULOUSLY UPDATED** by its current owners. Situated in a popular location within easy reach of local shopping amenities, excellent transport links including the Metrolink and M60 Motorway network and close to the Outstanding Lime Tree Primary Academy and Sale High School.

In brief the accommodation comprises: entrance hall, spacious living room, modern fitted kitchen which is open to a dining area. To the first floor there are three, bedrooms two of which are well proportioned double bedrooms and the third being a larger than average single. There is also a modern tiled bathroom fitted with four piece suite. Externally, to the front a pressed concrete driveway offering parking for two or three cars. To the rear a large well maintained garden which is mainly laid to lawn, enclosed by timber fences, with an attractive pressed concrete seating area ideal for dining during the summer months. Access to a WC and large storage room with electricity supply and window for natural light. **NO CHAIN!**

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Hall	
Lounge	15'3" x 11'5" (4.65 x 3.49)
Dining Room	10'3" x 9'0" (3.14 x 2.76)
Kitchen	8'11" x 7'7" (2.72 x 2.33)
First Floor	
Master Bedroom	14'7" x 10'4" (4.47 x 3.17)
Bedroom Two	12'8" x 10'11" (3.88 x 3.35)
Bedroom Three	8'5" x 7'10" (2.59 x 2.41)
Bathroom	10'9" x 5'5" (3.30 x 1.67)
Loft	
Externally	





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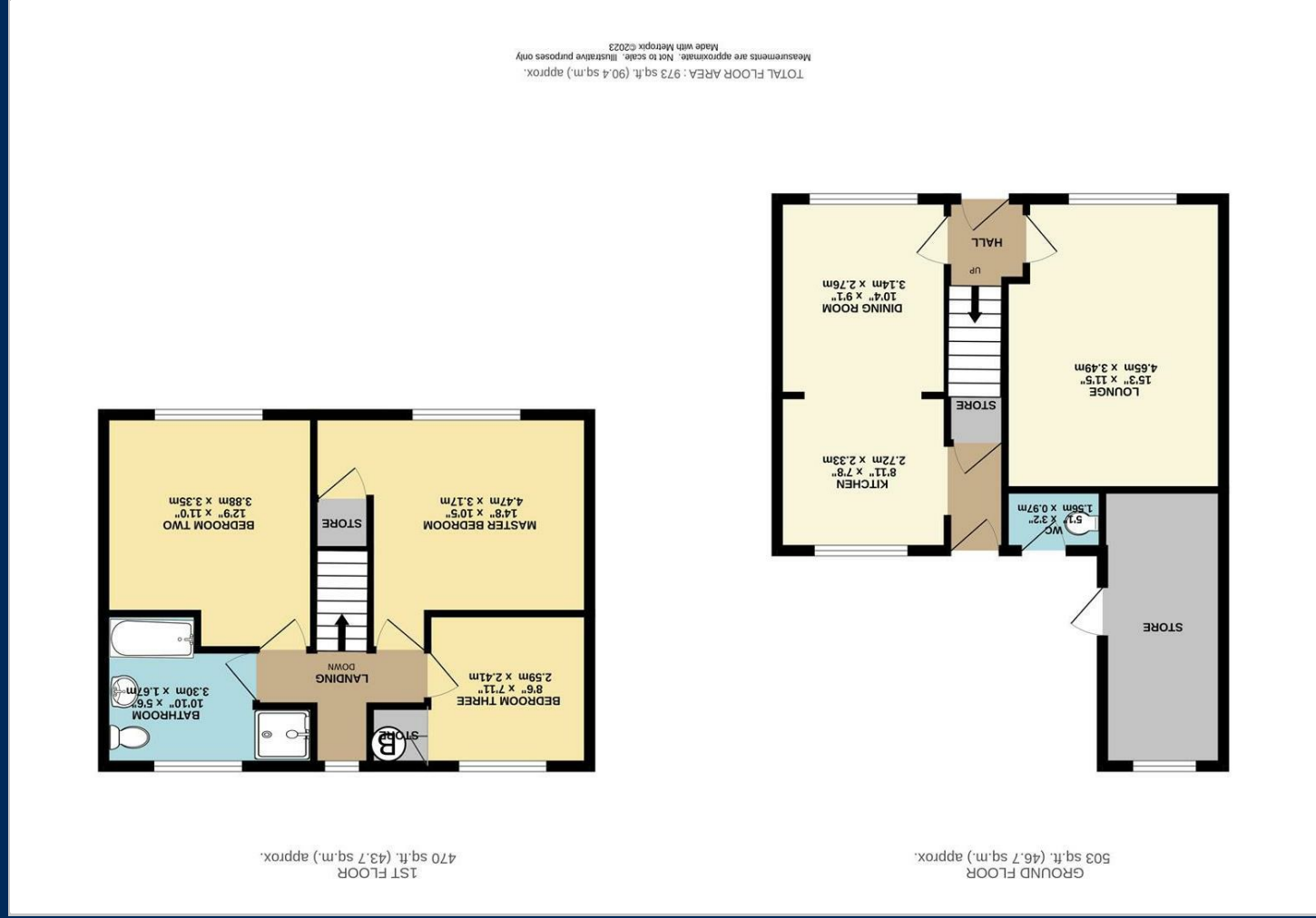
*Jordan fishwick*

Why take a risk?  
Sell Smarter





## Floor Plans

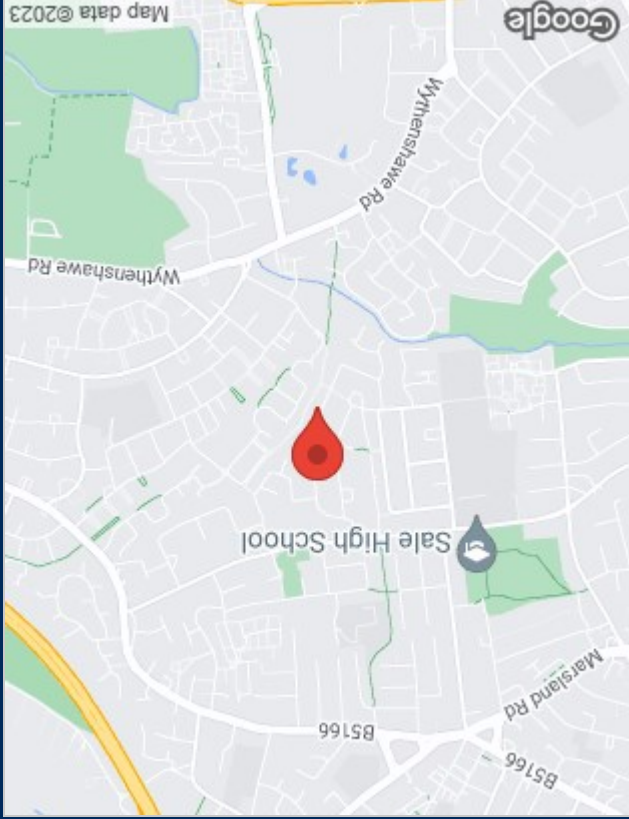


## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Possible
A	A
B	B
C	C
D	D
E	E
F	F
G	G
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small> <b>England &amp; Wales</b>	

## 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.