



6 Elmwood, Sale, Cheshire, M33 5RN

Immaculately presented three double bedroom family home situated on a quiet cul de sac within easy reach of motorway links, good schools, Ashton on Mersey village and Sale town centre.

This link detached property briefly comprises; storm porch, entrance hall, downstairs WC, open plan kitchen/ living/ dining space, utility room and integral garage. To the first floor three well proportioned double bedrooms and a family bathroom. Externally, there is a paved driveway for off road parking leading up to the integral garage. To the rear a beautifully manicured garden, generous in size with two patio areas, ensuring you catch the sun all day long. Garden shed for storage and summer house with fitted bar, seating and electricity perfect for entertaining. Council Tax Band C.

£425,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Hallway

Laminate flooring, radiator and ceiling light point. Access to under stairs storage.

Living Room

Window to front aspect, Karndean flooring, ceiling light and radiator.

Kitchen/ Living / Dining Space

Open plan /kitchen/ living dining room with patio doors to the garden. Fitted kitchen with breakfast bar; integrated gas hob, dishwasher, double oven, fridge, freezer and sink. Tied flooring, ceiling spotlighting and radiators.

Utility Room

Space and plumbing for washer and dryer. Window and door to rear aspect and access into the garage.

WC

With low level WC, hand wash basin fitted in vanity unit and radiator. Window to front aspect.

FIRST FLOOR

Carpeted staircase and window to side aspect. Access to boarded loft space from landing.

Bedroom One

Double bedroom with window to front aspect. Laminate flooring, ceiling light point and radiator. Built in cupboard for storage.

Bedroom Two

Double bedroom with window to rear aspect. Carpeted flooring, ceiling light point and radiator. Built in wardrobe.

Bedroom Three

Double bedroom with window to rear aspect. Laminate flooring, ceiling light point and radiator. Built in wardrobe.


Bathroom


Fitted with three piece suite; bath with shower over, WC and pedestal hand wash basin. Window to front aspect. Storage cupboard housing the combi boiler.

Externally

A front lawn and paved driveway for off-road parking leading up to the integral garage. To the rear a beautifully manicured garden, generous in size with two patio areas. Garden shed for storage and summer house with fitted bar, seating and electricity perfect for entertaining.

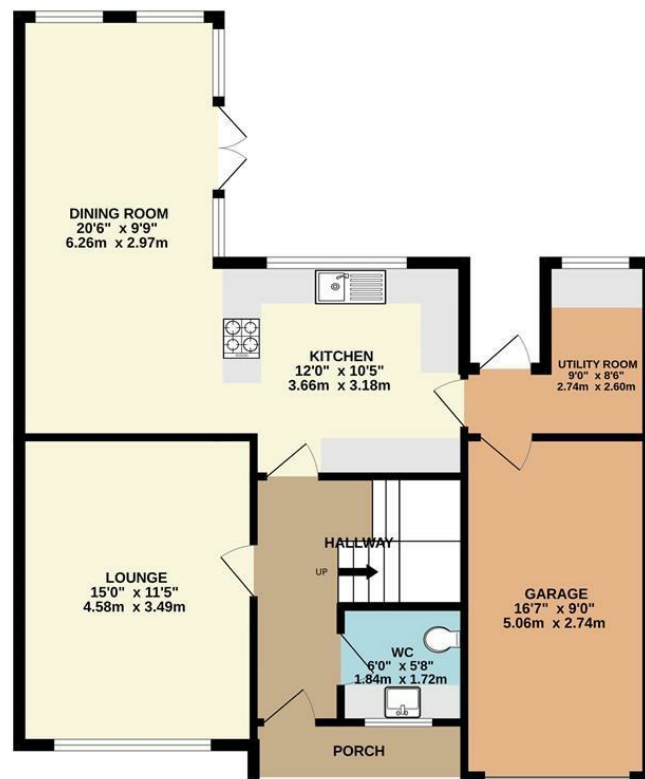


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	86
England & Wales	EU Directive 2002/91/EC 	

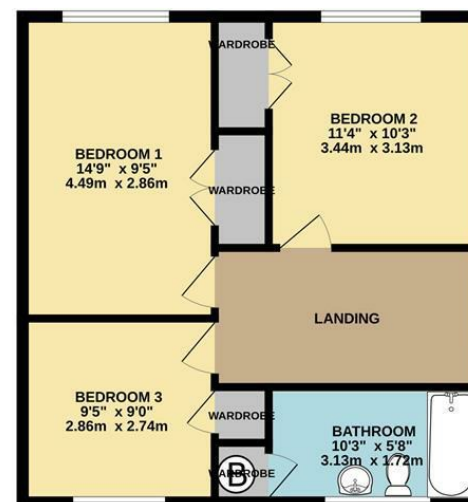
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1379 sq.ft. (128.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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