



**2 Almond Drive, Sale, M33 5QZ**

£575,000

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

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# *jordan fishwick*

- Four Bedroom Detached
- Over 1400 sqft
- Enclosed Garden
- Freehold
- EPC Rating C
- Built in 1990's
- Driveway for Multiple Cars
- Ensuite Shower Room
- No Onward Chain
- Council Tax Band E

Welcome to Almond Drive, a tranquil cul-de-sac, within close proximity to Ashton on Mersey Village, Sale Town Centre, excellent primary and secondary schools, local parks and amenities, and convenient transport links.

Jordan Fishwick are proud to present this extended, four bedroom, detached family home built in the mid 1990's and boasting Southerly facing rear gardens and picturesque views, ample off road parking for multiple vehicles, and spacious accommodation throughout with scope for further changes to suit a purchaser's requirements.

The ground floor comprises: fitted kitchen with a range of base and wall units with contrasting worktops. Lounge/dining room, sitting room with sliding patio doors leading to the garden, utility room with WC and further reception room currently used as an office/playroom. Staircase leading to the first floor which reveals four well proportioned bedrooms, and modern, four piece suite family bathroom. The principal bedroom also benefits from an ensuite shower room.

Externally, there is a large paved driveway to the front, gated access around both sides of the property to the rear garden. The rear garden is mainly laid to lawn with patio seating area, enclosed with timber fencing and views over the rugby fields beyond. Complete with large shed with hard standing, great for garden storage.

No Chain. Freehold. Council Tax Band E. EPC Rating C.

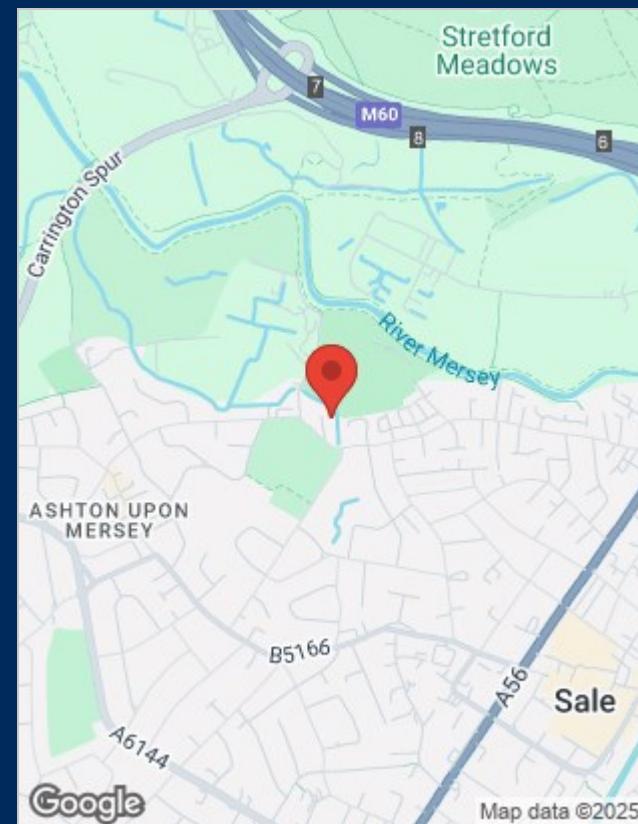




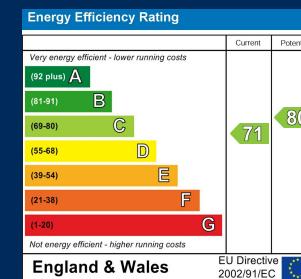
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.