



*Jordan fishwick*

43 Gawsworth Road, Sale, M33 2UZ  
£325,000



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

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.

## 43 Gawsworth Road, Sale, M33 2UZ

Immaculate three bed mid terrace property that has been meticulously updated by it's 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. Call now to view!

Hall  
Entrance hall accessed via UPVC door.

Lounge  
15'3" x 11'5"

Reception room with log burner creating a focal point to the room, UPVC window to the front aspect, carpeted flooring, radiator, ceiling and wall light points.

Dining Room  
10'3" x 9'0"

Dining room with laminate flooring, UPVC window to the front aspect, ceiling light point, radiator. Open plan to the kitchen.

Kitchen  
8'11" x 7'7"

Fitted with a good range of eye level and base units, integrated appliances include electric oven, induction hob, extractor hood and fridge freezer. Laminate flooring, ceiling light point, and UPVC window to the rear aspect. Access to useful understairs storage cupboard.

First Floor

Master Bedroom  
Carpeted stairs to:  
14'7" x 10'4"



Bedroom Two  
12'8" x 10'11"



Another double bedroom with UPVC window to the front aspect, carpeted flooring, radiator and spot lighting.

Bedroom Three  
8'5" x 7'10"

Third bedroom with UPVC window to the rear aspect, carpeted flooring, ceiling light point and radiator. Storage cupboard housing the boiler, approx 2 years old.

Bathroom  
10'9" x 5'5"

Modern tiled bathroom suite with bathtub, cubic shower, vanity unit with inset window to the rear aspect.

Loft

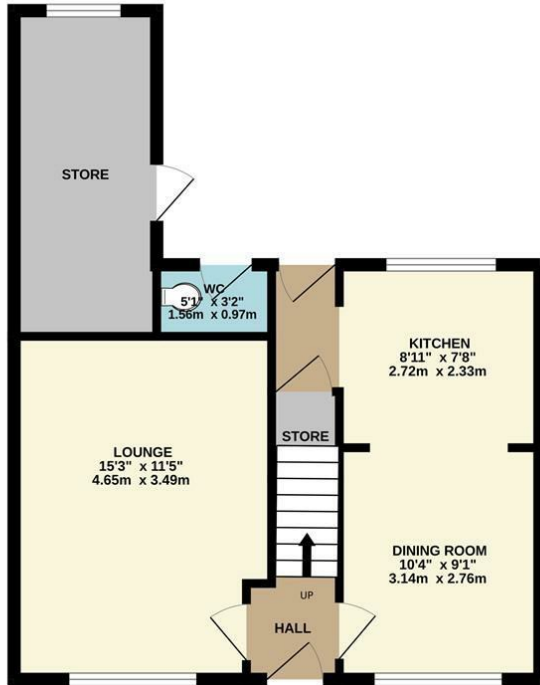
Pull down ladders for access, boarded and fitted with light.

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 the WC and large storage room (4.4 x 1.8 m) with electricity supply and window for natural light.

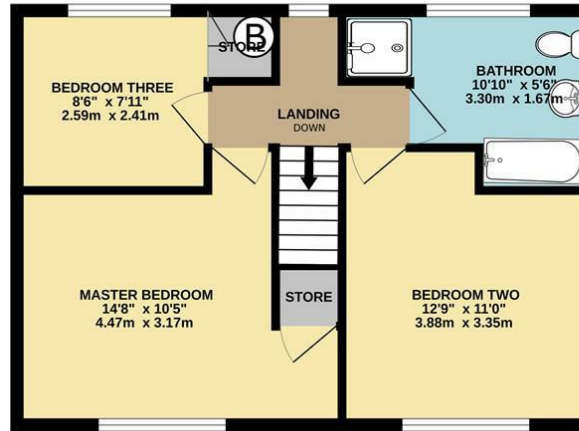
£325,000



GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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