



101 Gawsworth Road, Sale, M33 2UZ

Offers Over £300,000

www.jordanfishwick.co.uk





Jordan Fishwick

- Modern Three Bedroom Semi-Detached • Planning Permission Granted!
- Kitchen/Diner
- South Facing Rear Garden
- Popular Location
- Council Tax Band C
- Loft Room
- Driveway Parking
- EPC Rating C
- Freehold

Well presented, modern three bedroom semi-detached family home benefitting from loft room and two storey wrap around side extension with planning permission granted along with structural and building drawings!

Located in a quiet, popular residential area in Sale close to transport links, Sale Grammar School and amenities. The property briefly comprises; hall, lounge, kitchen diner, three bedrooms, family bathroom and loft room. Externally, there is a driveway to the front and south facing lawned garden to the rear with summer house. Freehold. Council Tax Band C. EPC Rating C.

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Ground Floor

Lounge 14'5" x 12'6" (4.4 x 3.82)

Kitchen/Diner 15'5" x 8'7" (4.72 x 2.63)

First Floor

Master Bedroom 13'6" x 9'2" (4.14 x 2.81)

Bedroom Two 9'6" x 9'2" (2.9 x 2.8)

Bedroom Three 9'7" x 6'2" (2.94 x 1.9)

Bathroom

Loft Room
12'9" x 9'6" (incl. restricted headheight) (3.9 x 2.9 (incl. restricted headheight))

Externally





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Why take a risk?
Sell Smarter





Floor Plans



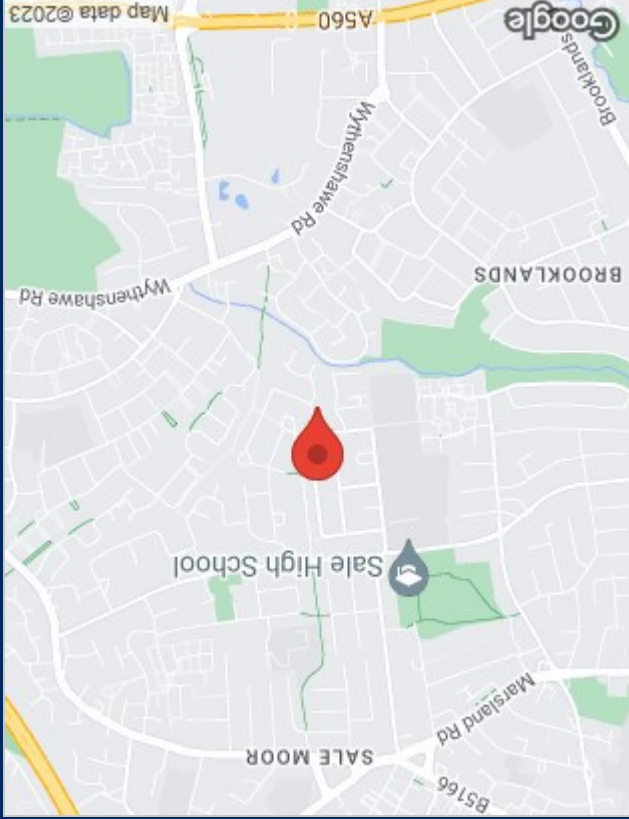
Viewing

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

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.

Energy Efficiency Rating	
Current	Proposed
83	70
Very energy efficient - lower running costs (92-100) 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	

Energy Performance Graph



Location Map