



47 Russell Place, Sale, M33 7LD

Welcome to this charming house located on Russell Place in Sale. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a cosy home. With a total area of 659 square feet, the house features one inviting reception room that serves as a wonderful space for relaxation and entertaining guests.

The property boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is conveniently situated, ensuring easy access for all residents. The layout of the house is designed to maximise space and functionality, making it an ideal choice for those looking for a practical yet stylish living environment.

Situated in a desirable area, this home benefits from its proximity to local amenities, schools, and transport links, making it a convenient choice for daily living. Whether you are a first-time buyer or looking to downsize, this property presents a fantastic opportunity to own a lovely home in Sale. Do not miss the chance to view this delightful house and envision your future in this welcoming space.

£230,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Lounge/Diner

17'0" x 10'11"

This inviting lounge and dining area offers a bright and spacious space underpinned by a large bay window that fills the room with natural light. The neutral décor and generous proportions provide a versatile setting, perfect for relaxing or entertaining. The open-plan design allows a seamless flow into the kitchen area, creating a sociable environment.

Kitchen

15'7" x 7'9"

The kitchen is fitted with a range of warm wood cabinetry complemented by dark work surfaces and a coordinating wood-effect floor. A practical layout includes integrated appliances such as a gas hob with a stainless steel extractor hood above, oven, and fridge-freezer, while a window overlooks the exterior, allowing natural light to brighten the space.

Bathroom

7'0" x 5'9"

The bathroom features a clean and modern design with white tiling around the

bath and a matching pedestal sink. The suite includes a bath with a side panel and a toilet, set against neutral walls and a dark tiled floor, creating a fresh and practical space.

Ensuite

5'9" x 4'1"

This shower room ensuite offers a compact yet comfortable retreat, featuring a corner shower cubicle with tiled walls, a white toilet, and a pedestal sink. The neutral tones and practical layout make it a convenient addition to the master bedroom.

Bedroom 1

16'4" x 11'9"

Bedroom 1 is a spacious double room filled with natural light from a window that looks out to the front of the property. The room's neutral palette and carpeted floor provide a calm and restful environment, with enough space to accommodate a range of furniture.

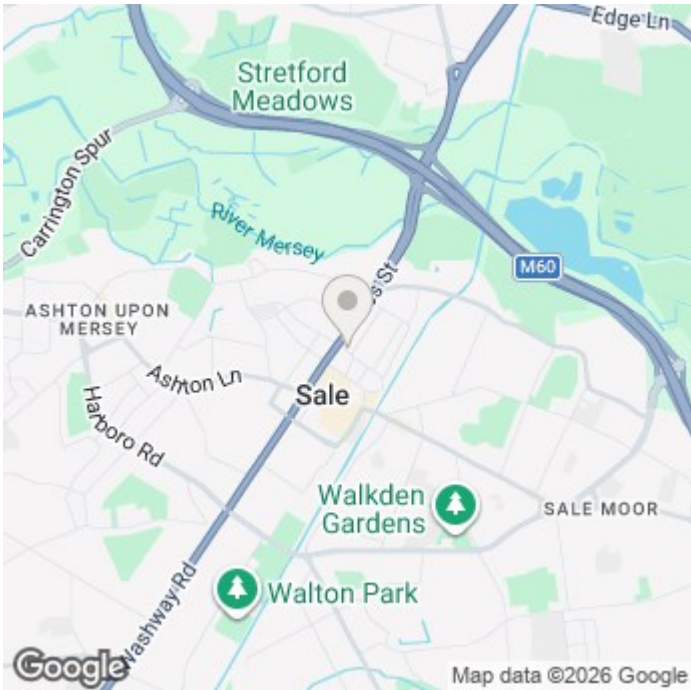
Bedroom 2

10'11" x 6'2"

Bedroom 2 is painted in a soft blue shade with a carpeted floor and a window that brings in natural light. This room would make a comfortable bedroom or could alternatively serve as a study or guest room.

Entrance Hall

The entrance hall welcomes you into the property with a clean and simple design. It features light wood flooring, white walls, and contemporary doors leading to other rooms. The space offers a practical and airy introduction to the home.



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		
	83	83
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
659 sq ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq ft. (61.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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