



23 Harewood Avenue, Sale, M33 5BX

£1,150,000

www.jordanfishwick.co.uk





Jordan fishwick

- NO CHAIN
- MODERN KITCHEN DINER
- SET ON A LARGE PLOT
- COUNCIL TAC BAND F AND EPC RATING C
- FOUR DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- ONE OF THE MOST SOUGHT AFTER LOCATIONS IN SALE
- MUST VIEW

A beautifully presented four-bedroom detached family home, upgraded to an immaculate standard and situated in one of Sale's most desirable locations.

Conveniently within walking distance of highly regarded schools, including Ashton Mersey Secondary School, Woodheys, and Firs Primary School. This impressive home offers generous living space throughout and occupies a substantial plot.

Upon entering, you're welcomed by a porch, leading into a spacious entrance hall with a downstairs WC, storage cupboard, and staircase ascending to the first floor. The main lounge is bright and inviting, featuring a 'Dru' gas fireplace and opening into the dining area. Large rear-facing windows flood the space with natural light and offer great views of the private rear garden - a unique feature of this wonderful family home.

To the front of the property is a second lounge with a 'Bellfire' fireplace, open to an adjoining study area - ideal for home working. A charming garden room with a lantern skylight adds further versatility to the living space. The contemporary kitchen is fitted with an extensive range of base and wall units with contrasting worktops, built-in pantry cupboards, and high-spec integrated appliances. A door leads through to the double garage, which also provides a practical utility area.

Upstairs, there are four generously sized double bedrooms. The impressive primary suite spans the full length of the house, enjoying dual-aspect views and a sleek ensuite shower room. The remaining bedrooms are served by a stylish, recently renovated family bathroom.

Outside, the front of the property offers ample off-road parking and a lawned garden bordered by mature hedging for privacy. The rear garden is a true highlight - significantly larger than average and beautifully landscaped with mature trees, shrubs and plants providing a private and tranquil setting.

This is a truly exceptional family home that must be viewed to be fully appreciated.





Floor Plans



Viewing

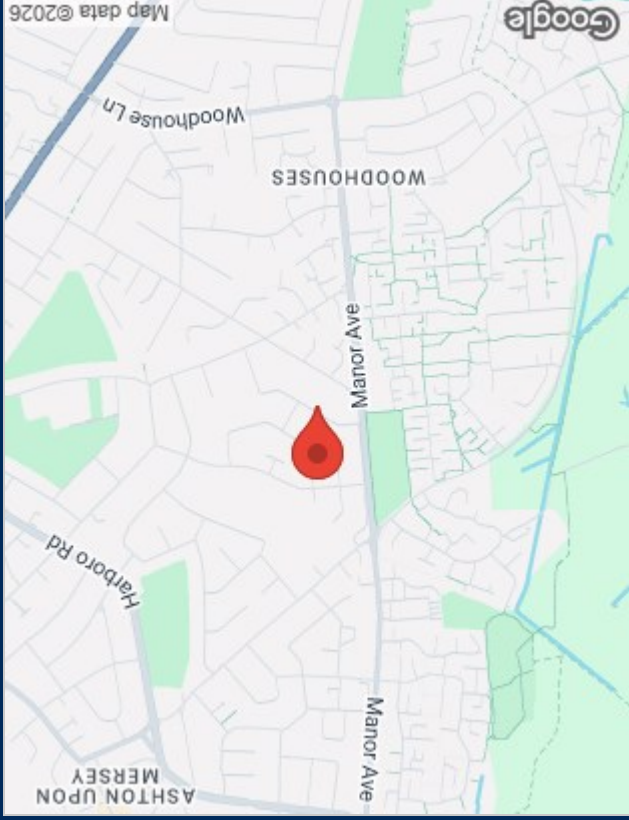
Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

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	Potential
71	74
Very energy efficient - lower running costs (92 plus) A	
Energy efficient (81-91) B	
Energy efficient (69-80) C	
Decent energy efficiency (55-68) D	
Fair energy efficiency (39-54) E	
Poor energy efficiency (21-38) F	
Very poor energy efficiency - higher running costs (1-20) G	

EU Directive 2002/91/EC
 England & Wales

Energy Performance Graph



Location Map