



jordan fishwick

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



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.

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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 Awaited.

Ground Floor
Lounge
14'5" x 12'6"



Spacious reception room with modern gas fireplace creating a focal point to the room, UPVC window to front aspect, ceiling light point and radiator.
Kitchen/Diner
15'5" x 8'7"



Open plan kitchen dining room fitted with a range of wall and base level units benefiting from integrated fridge freezer, electric oven, gas hob and extractor hood. Space and plumbing for washing machine and tumble dryer. Vinyl flooring, UPVC windows and door to the rear garden. Two ceiling points.

Master Bedroom
13'6" x 9'2"

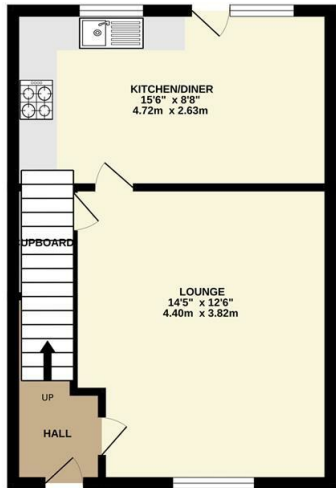


Double bedroom with carpeted flooring, UPVC window to the front aspect, radiator and ceiling light point.

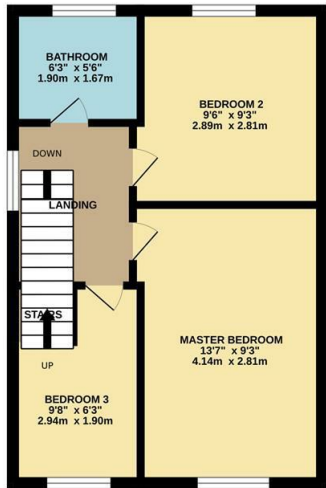


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GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.

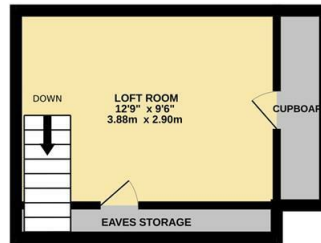


1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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2ND FLOOR
164 sq.ft. (15.2 sq.m.) approx.



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		
England & Wales	EU Directive 2002/91/EC	

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