



*Jordan fishwick*

15 Chelford Road, Sale, Cheshire, M33 2XA  
£285,000



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

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## 15 Chelford Road, Sale, Cheshire, M33 2XA

Three bedroom mid news family home located in a popular residential area close to the nearby Metrolink and zoned for the outstanding Lime Tree Primary School and other amenities. The property briefly comprises; entrance hall, lounge, dining room opening to the kitchen, downstairs W.C, downstairs store cupboard and to the first floor there are well proportioned bedrooms, family bathroom and separate W.C. Externally there are lawn gardens to both front and rear aspects and an outbuilding to the rear for storage. On street parking is available. Freehold. Council Tax Band B. EPC Rating C.



Ground Floor  
Lounge  
15'3" x 10'5"

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

Kitchen  
9'2" x 9'2"



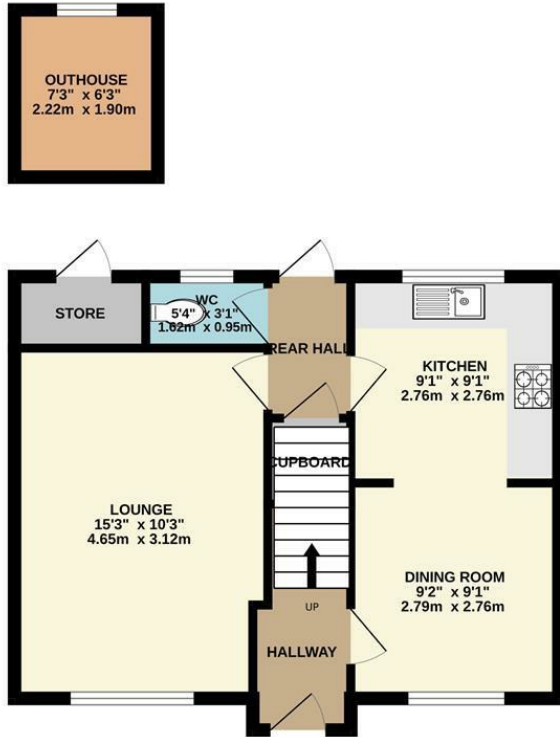
Fitted with a range of base level units with space for cooker, fridge freezer and washing machine. Vinyl flooring, ceiling light point, UPVC window to the rear aspect.



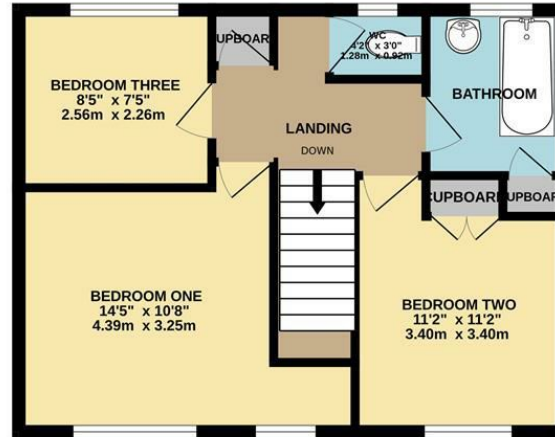
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GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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) A			
(81-91) B			85
(69-80) C		71	
(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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