



# 29 Wilford Avenue, Sale, Cheshire, M33 3TH

Charming FOUR BED SEMI DETACHED property situated in the sought after leafy suburbs of Sale, with great motorway transport links and in catchment for BROOKLANDS PRIMARY SCHOOL and close to the Metrolink.  
This family home offers lots of character and has been extended providing spacious accommodation and benefits from a large garden to the rear.  
Comprising briefly; porch, entrance hall, cloakroom WC, formal dining room, living room, conservatory and kitchen/diner to the rear. To the first floor there are four bedrooms and a family bathroom.  
Externally, this property offers a generous driveway and a fantastic lawn garden to the rear spanning 180ft in length, bordered by mature trees, hedges and a variety of flowering shrubs. There is also a detached garage with power points and new boiler fitted December 2021. Offered NO CHAIN! View now to realise this property's potential!!

## £650,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

### Conservatory

9'6" x 9'10"

French doors onto the garden.

### Kitchen

11'9" x 7'2"

Fitted kitchen with good range of wall and base units. Incorporating sink and mixer tap, 4 ring gas hob, space for electric oven and space and plumbing for undercounter fridge and freezer. Laminated flooring, window and door to side for outdoor access, additional window to rear aspect enjoying views over the garden.

### Breakfast Room

10'2" x 9'6"

Open to kitchen, with room for dining table. Window to side aspect, carpeted flooring, picture rail, ceiling light point, radiator.

### Porch

4'3" x 1'3"

### Entrance Hall

14'5" x 7'2"

Window to side aspect. Useful storage cupboard, carpeted flooring, ceiling light point, radiator.

### Dining Room

11'1" x 12'5"

Window to front aspect. Carpeted flooring, picture rail, ceiling light point, radiator.

### Living Room

16'4" x 11'1"

Window and glass door to rear aspect into the conservatory. Carpeted flooring, picture rail, ceiling light point, radiator.

### Master Bedroom

12'9" x 11'1"

Double bedroom with fitted wardrobes and hand wash basin. Window to front aspect, carpeted flooring, ceiling light point, radiator.

### Bedroom Two

12'9" x 11'1"

Double bedroom with fitted wardrobes and hand wash basin. Window to rear aspect, carpeted flooring, ceiling light point, radiator.

### Bedroom Three

10'9" x 8'2"

Double bedroom, window to rear aspect, carpeted flooring, ceiling light point, radiator.

### Bedroom Four

7'6" x 6'10"

Corner windows to front and side aspect, carpeted flooring, ceiling light point, radiator.

### Bathroom

11'1" x 6'2"

Part tiled bathroom with four piece suite; double cubicle shower, tiled in bath tub, vanity hand wash basin and WC. Window to side aspect.

### Externally

180 in length

Externally the property offers a driveway and boasts extensive gardens to the rear, bordered by mature trees, hedges and a variety of flowering shrubs. There is also a detached garage with power.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1277 sq.ft. (118.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2022



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.

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

95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

sale@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

