



jordan fishwick

3 South Grove, Sale, M33 3AT

A TWO DOUBLE bedroom period garden fronted mid terrace property, situated within an excellent location in Sale. Enjoying well balanced accommodation to include entrance hall, lounge, dining room, fitted kitchen and utility room. To the lower ground floor there is a useful cellar room. To the first floor there are two generous double bedrooms and family bathroom with free standing bath and cubicle shower. Gas fired central heating. Enclosed and private patio garden to the rear, enjoying a lovely sunny aspect. Freehold. NO CHAIN

£325,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Ground Floor

Entrance Hall

Welcoming entrance hall accessed via solid wooden door with glazed inserts.

Lounge

11'5" x 11'3"

Bay fronted reception room with UPVC windows to the front aspect, original wooden floors, radiator, ceiling light point and ceiling cornice.

Dining Room

12'4" x 12'0"

Another great size reception room with feature fire surround creating a focal point to the room, UPVC window to the rear aspect, laminate flooring, ceiling light point, radiator and door to the kitchen.

Kitchen

10'9" x 8'4"

Fitted with a range of wall and base level units with space and plumbing for cooker, dishwasher, fridge and freezer. Stainless steel sink with mixer tap and

drainer, tiled flooring, wall mounted boiler, ceiling light point and UPVC door and window to the side aspect.

Utility Room

7'2" x 5'4"

Great additional space with further cupboards and space/plumbing for washing machine. Tiled flooring, window to side aspect and ceiling light point.

Lower Ground Floor

Cellar Chamber

11'6" x 11'4"

With UPVC window to the front aspect, ceiling light point and radiator.

First Floor

Bedroom One

15'2" x 11'5"

Great size master bedroom spanning the full width of the property, with two UPVC windows to the front aspect, carpeted flooring, ceiling light point and radiator.

Bedroom Two

12'7" x 9'6"

Another spacious double bedroom, with original wooden floorboards, UPVC window to the rear aspect, ceiling light point and radiator.

Bathroom

10'9" x 8'6"

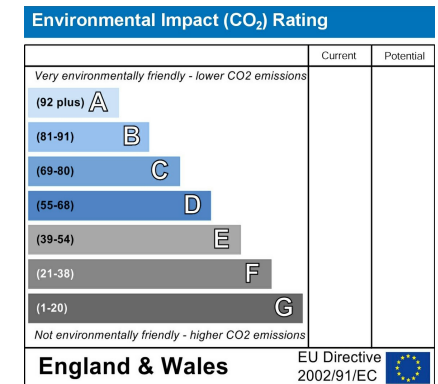
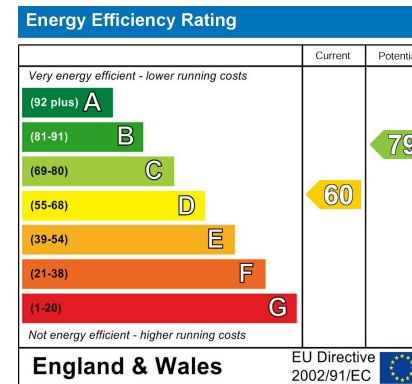
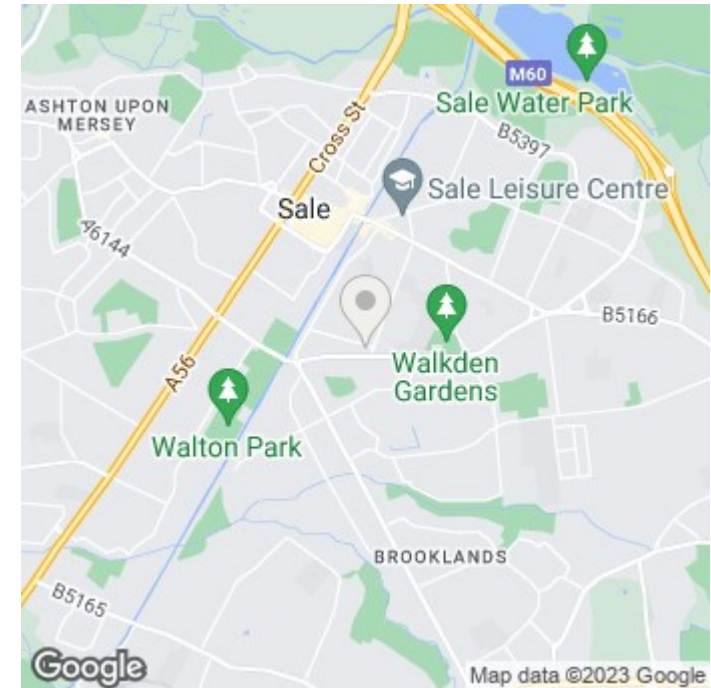
Four piece suite comprising; low level WC, traditional pedestal wash basin, freestanding bath with mixer tap and hose attachment, and double shower cubicle with electric shower. Laminate flooring, towel radiator, ceiling light point and obscured UPVC window to the rear aspect.

Externally

Set behind a walled front garden with paved pathway to the front door. To the rear there is an enclosed gravelled seating area.

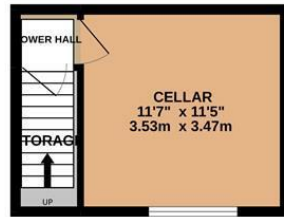
Tenure

FREEHOLD - £4 Chief Rent PA

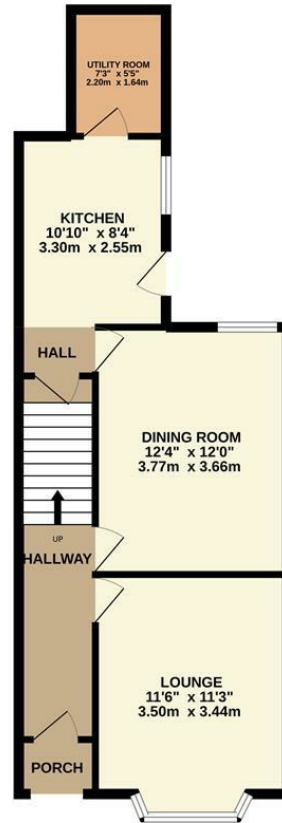




BASEMENT LEVEL
174 sq.ft. (16.2 sq.m.) approx.



GROUND FLOOR
536 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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