



# 11 Hazel Avenue, Sale, Cheshire, M33 3DY

Two Bedroom Victorian terraced property situated within a popular location of Sale, within distance to Brooklands Metrolink, and nearby amenities. Well balanced accommodation to include Entrance Hall, Lounge, Dining Room and Kitchen. To the first floor there are two good sized Bedrooms, Study with access to the Loft Room and bathroom with four piece suite. Gas fired central heating and double glazing. Externally to the front there is permit parking and to the rear a fully enclosed patio terraced garden. Call now to arrange viewings 0161 962 2828. EPC Rating = D

## £250,000

Viewing arrangements

Viewing strictly by appointment through the agent  
95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

### Entrance Hall

Hardwood entrance door with stained and leaded opaque inset. Radiator. Dado rail. Coving to ceiling. Doors leading to;

### Lounge 11'3 x 10'4 (3.43m x 3.15m)

Carpeted floor and UPVC double glazed window to front aspect. Fireplace recess, radiator, cupboard housing gas meter.

### Dining Room 13'11 x 13'9 (4.24m x 4.19m)

Good sized reception room with stripped wooden flooring and feature living flame gas fire being the focal point of the room and staircase leading to the first floor

### Kitchen 9'0 x 7'3 (2.74m x 2.21m)

With a good range of wall and eye level unit, with complementary work surfaces and tiled splash back and incorporating a one and a half stainless steel sink unit with drainer and mixer taps. Gas cooker point. Plumbing for washing machine. Built-in wine rack and display shelving. Space for free standing fridge/freezer. Wall mounted 'Worcester' boiler. Tiled flooring. UPVC double glazed window to rear aspect. Stable door providing access to the rear of the

property

### Master Bedroom 14'2 (narrowing to 11'1) x 11'3 (4.32m (narrowing to 3.38m x 3.43m)

Of generous proportions with an abundance of fitted robes, UPVC double glazed window to the rear elevation.

### Bedroom Two 11'2 x 8'2 (3.40m x 2.49m)

With original cast iron fireplace and UPVC double glazed window to the front elevation.

### Study/Box Room 7'9 x 5'6 (2.36m x 1.68m)

UPVC double glazed window to front aspect. Centre light point. Padded staircase leading to loft room.

### Family Bathroom

Modern fitted bathroom with a four piece white suite comprising of a panelled bath, pedestal wash hand basin, low level W.C and separate shower cubicle. Tiled walls. Radiator. Halogen spotlights. UPVC double glazed opaque window to rear aspect.

### Loft space 14'0 x 12'5 (4.27m x 3.78m)

A great addition to the property, with 'Velux' window and Radiator.

### Externally

To the rear of the property is a gravelled courtyard enclosed with brick walls. Timber gate providing access to the rear. Security lighting.

### SERVICES

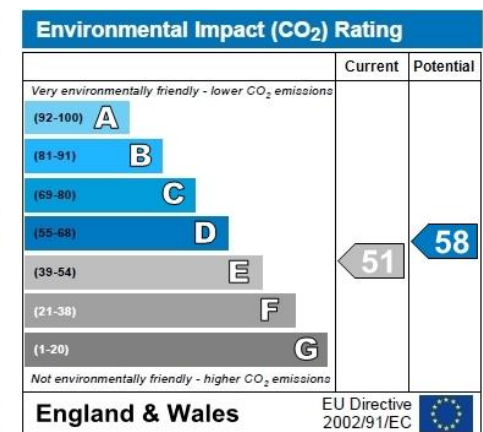
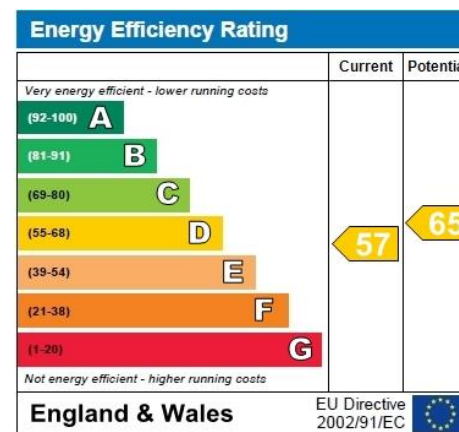
It is understood that the services are connected to the property. There are power points located through the property and a telephone line is connected subject to the usual transfer regulations. These points should, however, be verified with Solicitors.

### FIXTURES AND FITTINGS

Only those items expressly mentioned within the confines of these particulars are included in the sale.

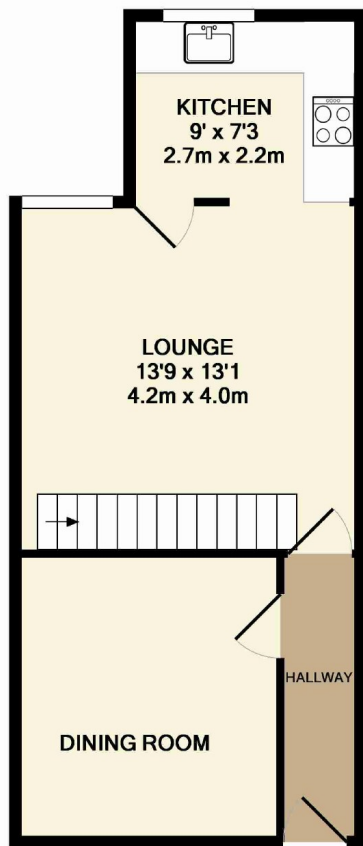
### COUNCIL TAX

Please contact Council Tax Department to ascertain the banding and amount payable for the current year.

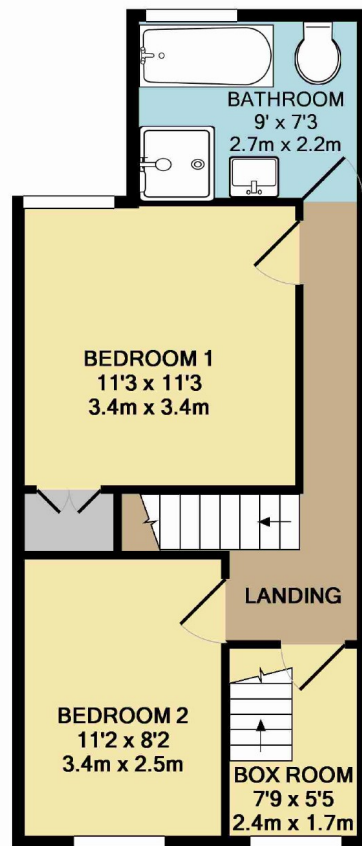




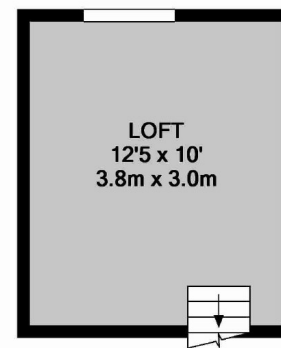




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2014

CHORLTON Tel: 0161 860 4444    DIDSBUY Tel: 0161 445 4480    DISLEY Tel: 01663 767878    GLOSSOP Tel: 01457 858 888    HALE Tel: 0161 929 9797    MACCLESFIELD Tel: 01625 434 000  
MANCHESTER Tel: 0161 833 9499    NORTHERN QUARTER Tel: 0161 833 9499    SALE Tel: 0161 962 2828    SALFORD Tel: 0161 833 9499    WILMSLOW Tel: 01625 532 000    WHITHINGTON Tel: 0161 438 2414

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 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.



Email: [sale@jordanfishwick.co.uk](mailto:sale@jordanfishwick.co.uk)

