



55 Fulmar Drive, Sale, Cheshire, M33 4WH

A traditional three bedroom semi detached property situated in a popular residential location and within the catchment area of Woodheys Primary School. The property is being sold with no chain and briefly comprises; Entrance Porch, Entrance Hall, Lounge, Dining Room, Conservatory and Kitchen. To the first floor there are Three good sized Bedrooms and a Bathroom with separate W.C. Externally there is a driveway providing ample off road parking and leading to the detached garage and south facing rear garden complete with well stocked borders and paved patio area.

£300,000

Viewing arrangements

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

Porch

Accessed via a UPVC door with glazed inserts and side lights alongside. Quarry tiled flooring.

Hallway

Welcoming entrance hall, accessed via a solid wood door with glazed inserts and original side lights allowing lots of natural light. Carpeted flooring, ceiling light point and radiator. Staircase leading to the first floor.

Sitting Room 3.6 x 3.3 (11'10" x 10'10")

Light and airy Sitting Room with UPVC double glazed bay window to the front elevation. Carpeted flooring, ceiling light point and radiator. Archway leading through to the Dining Room.

Dining Room 4.31 x 3.3 (14'2" x 10'10")

Another good sized reception room with UPVC double glazed sliding doors allowing access to the rear garden. Carpeted flooring, ceiling light point and radiator.

Kitchen 2.7 x 2.9 (8'10" x 9'6")

Fitted with a range of wall and base units with roll top work surfaces incorporating a stainless steel sink with mixer tap and

drainer. Space and plumbing for white goods and gas cooker. Vinyl tiled flooring, strip lighting and radiator. UPVC double glazed window to the side elevation and UPVC door with obscured glazed inserts allowing access to the rear garden. Wall mounted boiler.

Conservatory 3 x 2.43 (9'10" x 8'0")

A fantastic addition to the property with glazed windows to the three sides and sliding patio doors leading to the rear garden. Ceramic tiled flooring.

First Floor Landing

With obscured UPVC double glazed window to the side elevation. Spindled balustrade, carpeted flooring, ceiling light point and access to the loft space.

Master Bedroom 3.25 x 3.35 (10'8" x 11'0")

Of generous proportions benefitting from built in wardrobes and UPVC double glazed bay window to the front elevation. Carpeted flooring, ceiling light point and radiator.

Bedroom Two 3.3 x 4.1 (10'10" x 13'5")

Another sizeable double bedroom benefitting from built in wardrobes and UPVC double glazed window to the rear

elevation. Original wood flooring, ceiling light point and radiator.

Bedroom Three 2.1 x 2.29 (6'11" x 7'6")

Good sized single bedroom with UPVC double glazed window to the front elevation. Carpeted flooring, ceiling light point and radiator.

Shower Room 2 x 2 (6'7" x 6'7")

Two piece suite comprising; wet room style cubicle with electric wall mounted shower and pedestal wash hand basin. Cupboard housing the combination boiler. With obscured UPVC double glazed window to the side elevation.

WC 1.2 x 0.79 (3'11" x 2'7")

With low level W.C, laminate wood flooring, ceramic tiled walls and ceiling light point. Obscured UPVC double glazed window to the side elevation.

Externally

To the front of the property there is a tarmacadam driveway providing ample off road parking, leading to the detached garage and edged with lawn garden and well established borders.

To the rear of the property the garden is mainly laid to lawn edged with pretty planted borders, fully enclosed with timber fencing, complete with paved patio area.

Detached Garage

Accessed via double doors. With power and lighting.

SERVICES

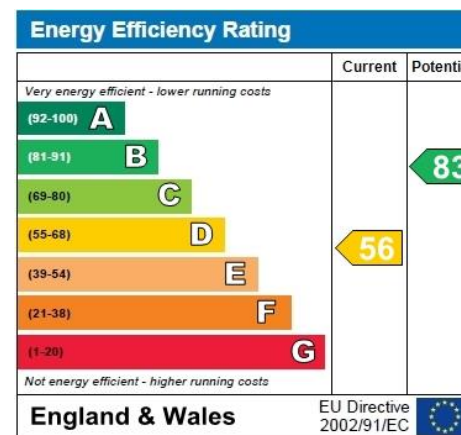
It is understood that the services are connected to the property. There are power points located through the property and a telephone line is connected subject to the usual transfer regulations. These points should, however, be verified with Solicitors.

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
APPROX. FLOOR
AREA 683 SQ.FT.
(63.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 443 SQ.FT.
(41.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1125 SQ.FT. (104.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Email: sale@jordanfishwick.co.uk

