



18 Firtree Avenue, Sale, Cheshire, M33 5RH

****Plans available for additional bedroom and ground floor extension!**** A well-maintained and spacious link detached property situated close to local amenities and transport links. The property comprises; entrance porch, entrance hallway, lounge/dining room, kitchen, downstairs WC, rear porch, utility room and garage. To the first floor are three double bedrooms and a family bathroom. Externally, to the front, is a driveway and small lawned garden. To the rear is a larger lawned garden area with paved patio. NO CHAIN! To get a true picture of the property, book in to view now. 0161 962 2828.

£310,000

Viewing arrangements

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

Porch

Accessed from the driveway via a UPVC door with double glazed inserts. Of brick construction, with vinyl flooring. UPVC double glazed window to the front.

Entrance Hall

With carpeted flooring, ceiling light point and radiator. Access to under-stairs storage.

Lounge/Dining Room 6.8 x 3.5 (22'4" x 11'6")

Large, open plan reception space, with laminate flooring, two radiators and two ceiling light points. Gas fireplace. UPVC double glazed window to the front and UPVC double glazed patio doors offering access to the rear garden.

Downstairs WC 1.7 x 1.7 (5'7" x 5'7")

With a two piece suite consisting of: low-level WC and vanity hand wash basin unit. Tiled flooring and part-tiled walls. Frosted UPVC double glazed window to the front.

Kitchen/Diner 2.9 x 2.9 (9'6" x 9'6")

With a range of wall and base units and complementary top work surfaces incorporating a stainless steel sink with

drainer and mixer tap. Integrated appliances include: four ring gas hob, oven/grill, dishwasher and fridge/freezer. Tiled flooring and part-tiled walls. UPVC double glazed window to the rear. Access to the rear porch.

Rear Porch

Offering access to the rear garden, utility room, garage and kitchen.

Utility Room

Offering further storage and space for white goods.

Garage 5.1 x 2.2 (16'9" x 7'3")

Further storage space, with power and lighting.

First Floor

Spacious landing with carpeted flooring, ceiling light point and UPVC double glazed window to the side.

Master Bedroom 3.0 x 2.9 (9'10" x 9'6")

Double bedroom, with carpeted flooring, ceiling light point and radiator. Built-in wardrobe space. UPVC double glazed window to the rear.

Bedroom Two 4.1 x 2.9 (13'5" x 9'6")

Another double bedroom, with carpeted flooring, ceiling light point and radiator. Built-in wardrobe space. UPVC double glazed window to the rear.

Bedroom Three 2.9 x 2.7 (9'6" x 8'10")

Yet another double bedroom, with carpeted flooring, ceiling light point and radiator. UPVC double glazed window to the front.

Family Bathroom 3.0 x 1.3 (9'10" x 4'3")

With a three piece suite consisting of: panelled bath with shower over, low-level WC and pedestal hand wash basin. Vinyl flooring, radiator and ceiling light point. Frosted UPVC double glazed window to the front.

Externally

To the front is a lawned garden and driveway that leads to the attached garage. To the rear is a lawned garden, with paved patio.

SERVICES

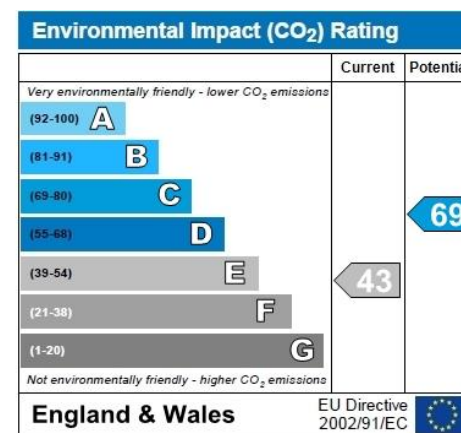
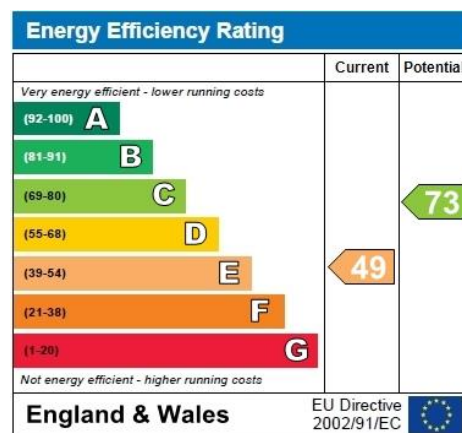
It is understood that the services are connected to the property. There are power points located through the property and a telephone line is connected subject to the usual transfer regulations. These points should, however, be verified with Solicitors.

FIXTURES AND FITTINGS

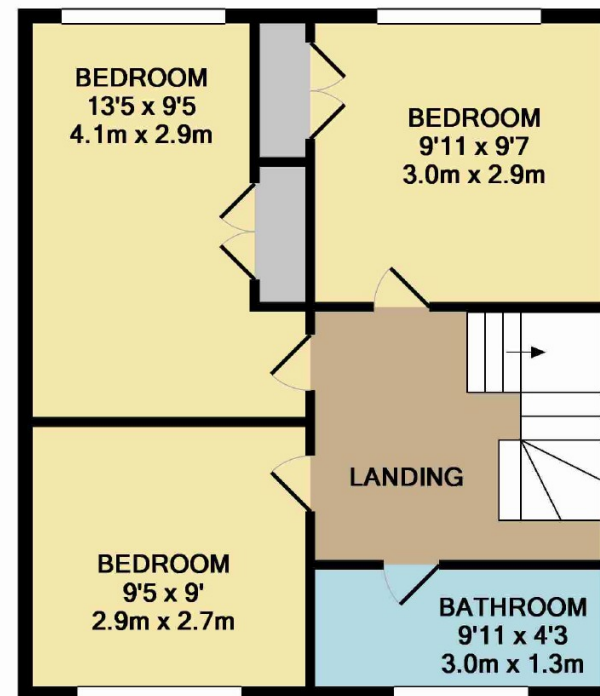
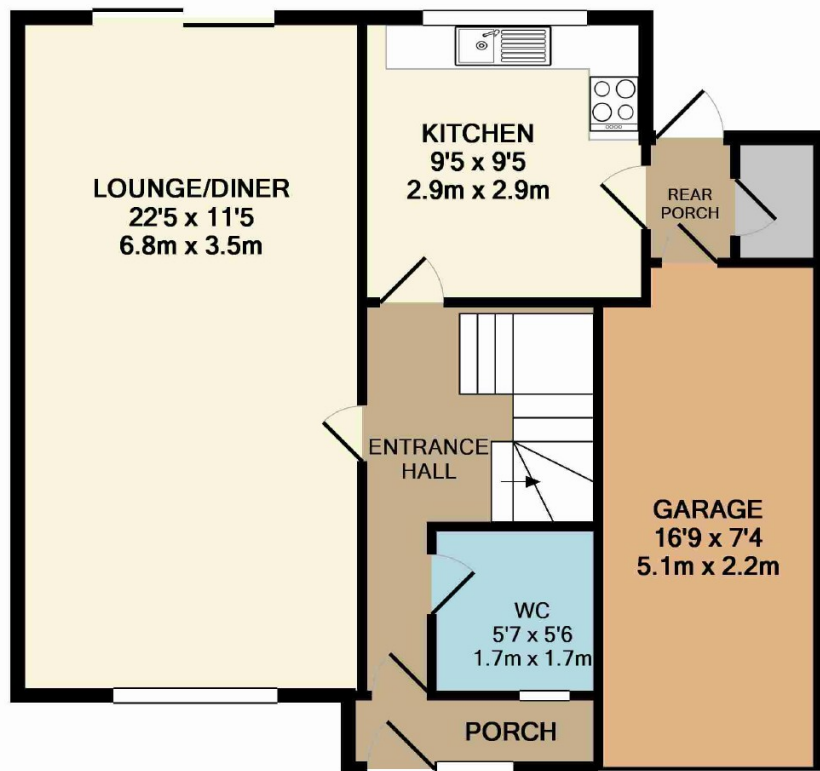
Only those items expressly mentioned within the confines of these particulars are included in the sale.

COUNCIL TAX

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







TOTAL APPROX. FLOOR AREA 1043 SQ.FT. (96.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.



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