



5 Alice Street, Sale, Cheshire, M33 3GZ

This traditional TWO BEDROOM bay fronted PERIOD MID TERRACE house is situated on a popular road close to Sale Moor Village and it's local amenities. Comprising briefly; storm porch, entrance hall, spacious open-plan living/ dining room with a well-presented fitted kitchen and access to the cellar which is ripe for conversion. To the first floor, a spacious master bedroom, second double bedroom and a large family bathroom with three piece suite. The property benefits from a LARGER THAN AVERAGE GARDEN to the rear with plenty of room for extension. View this property now to see it's potential!!

£280,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Accessed via composite door with double glazed glass panel and single glazed window above to the front aspect, radiator and access to the living room via solid wood door and first floor via staircase.

Living Room 4.1 X 3.6 (13'5" X 11'10")

Spacious living room, benefitting large picture window, radiator, ceiling light point and access to the entrance hall.

Dining Room 3.8 x 3.7 (12'6" x 12'2")

Open-plan living area to dining room comprising of UPVC window to the rear of the property, radiator and ceiling light point. Access to the kitchen and cellar.

Kitchen 2.7 x 2.4 (8'10" x 7'10")

The kitchen is fitted with modern white eye level units, stainless steel mixer tap, and integrated hob and over. Access to the rear of the property.

Master Bedroom 4.7 x 3.8 (15'5" x 12'6")

Spacious Master bedroom with UPVC double glazed windows to the front aspect and radiator.

Bedroom Two 3.6 x 2.9 (11'10" x 9'6")

UPVC double glazed window to the rear aspect and radiator.

Bathroom 2.7 x 2.4 (8'10" x 7'10")

Larger than average bathroom to the rear of the property, comprising of a white three-piece suite including a low-level WC, bath/shower and pedestal sink.

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.

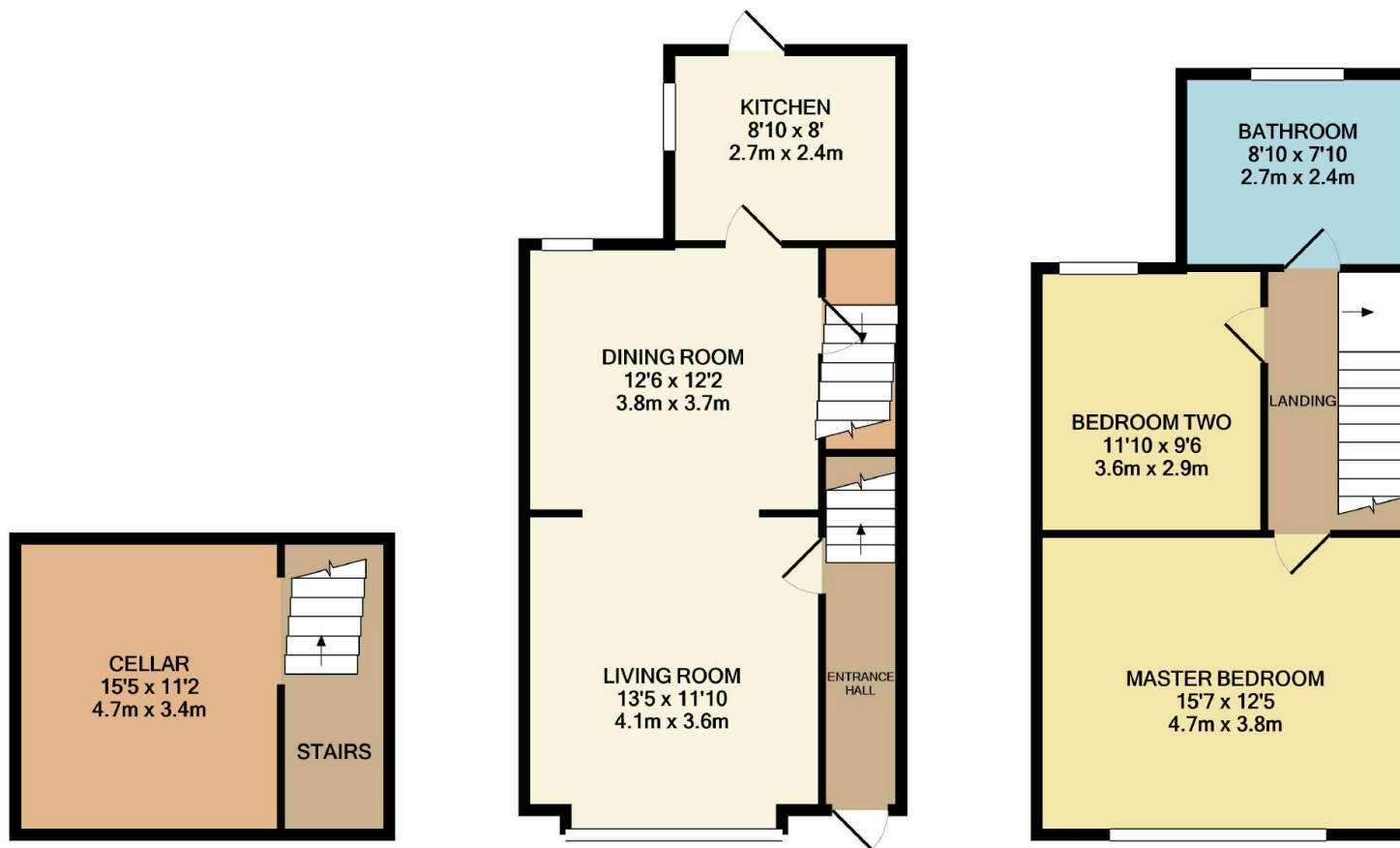
FIXTURES AND FITTINGS

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.





CELLAR
APPROX. FLOOR
AREA 188 SQ.FT.
(17.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)
TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)

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

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Email: sale@jordanfishwick.co.uk

