



jordan fishwick

104 Arcadia Avenue, Sale, Cheshire, M33 3RZ

Three bedroom semi-detached family home positioned at the head of a popular residential cul-de-sac benefitting from a fantastic sized garden and in catchment area for Brooklands Primary School!

The property briefly comprises; porch, entrance hallway, dining room, lounge with doors onto the garden, kitchen, lean to/utility room, and three bedrooms with family bathroom to the first floor.

Externally, there is a driveway to the front and large garden to the rear! Call to view.

£375,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Dining Room 3.4 x 3.16 (11'2" x 10'4")

Bay fronted with UPVC windows, fireplace creating a focal point of the room, radiator, carpeted flooring and ceiling light point.

Lounge 3.4 x 3.6 (11'2" x 11'10")

Spacious reception room, with fireplace, bay window with UPVC windows and double doors onto the garden.

Kitchen 2.4 x 2.1 (7'10" x 6'11")

Fitted with base and wall level units incorporating stainless steel sink with mixer tap and draining board, electric hob, wall mounted boiler and space for dishwasher. Under stairs storage cupboard, window to the garden and access to the lean to.

Lean To 1.9 x 3.1 (6'3" x 10'2")

Plumbing and space for washing machine, dryer and extra storage space.

First Floor

Master Bedroom 3.4 x 3.63 (11'2" x 11'11")

Great sized double bedroom with fitted wardrobes, bay with UPVC windows overlooking the garden, carpeted flooring,

radiator.

Bedroom Two 3.4 x 3.16 (11'2" x 10'4")

Another double bedroom with bay with UPVC windows to the front aspect, radiator.

Bedroom Three 2.1 x 2.2 (6'11" x 7'3")

With UPVC to the front aspect, radiator.

Bathroom 2 x 2.08 (6'7" x 6'10")

Fitted with a modern three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, shower attachment and shower screen. Obscured window to the rear.

Externally

To the front of the property there is a tarmac driveway offering parking for multiple vehicles. To the rear of the property, there is a fantastic sized garden which is mainly laid to lawn with mature bushes and trees lining the edging.

SERVICES

It is understood that the services are connected to the property. There are power points located through the property

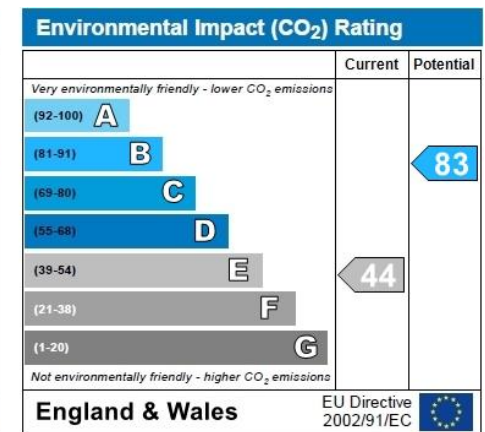
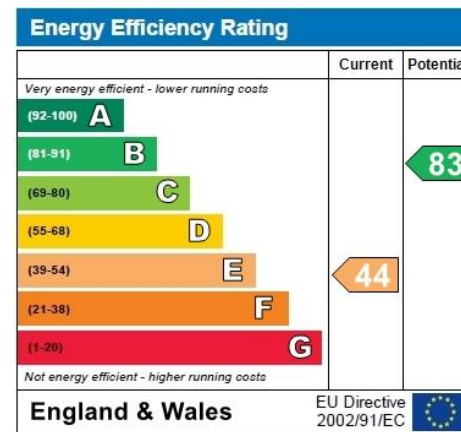
and a telephone line is connected subject to the usual transfer regulations. These points should, however, be verified with Solicitors.

FIXTURES AND FITTINGS

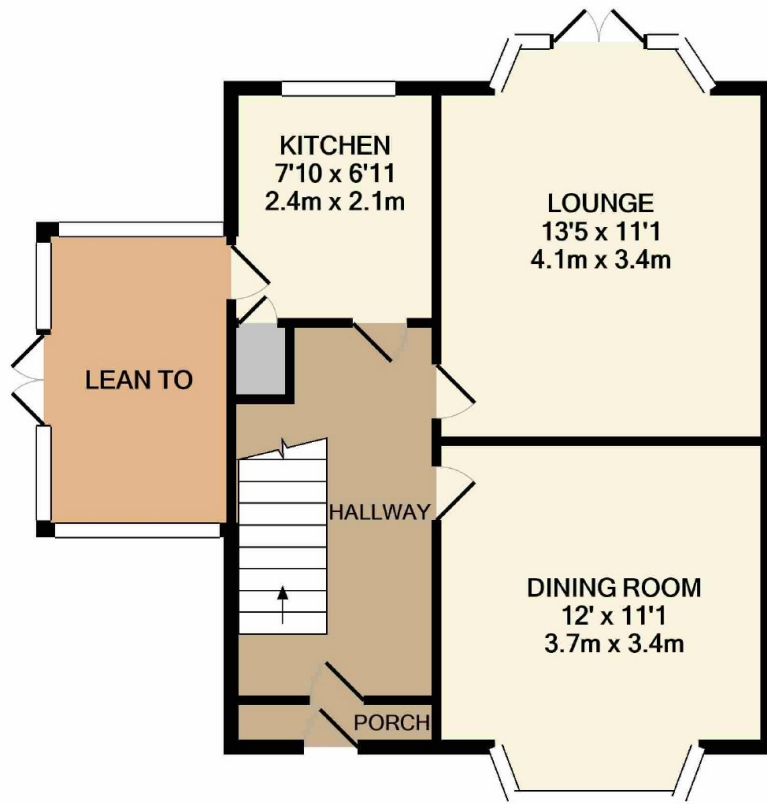
Only those items expressly mentioned within the confines of these particulars are included in the sale.

COUNCIL TAX

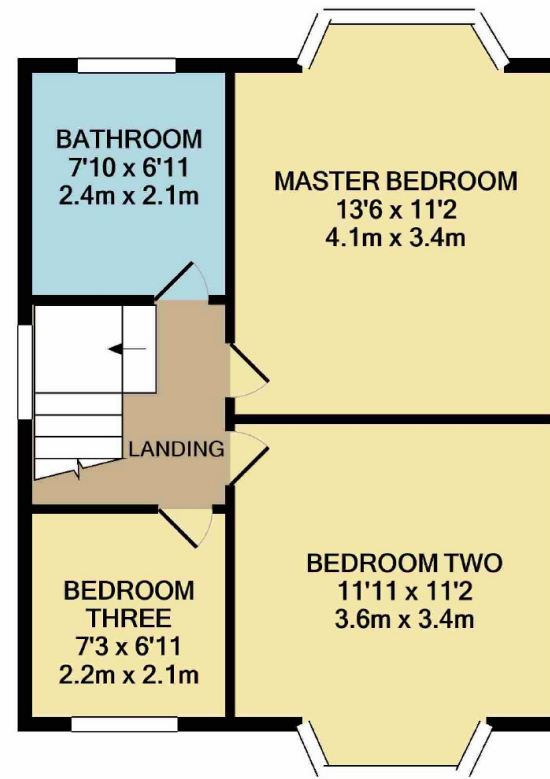
Please contact Council Tax Department to ascertain the banding and amount payable for the current year.







GROUND FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 901 SQ.FT. (83.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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CHORLTON Tel: 0161 860 4444 DIDSBURY 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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