



27 FULMAR DRIVE, M33 4WH
£325,000

 3  1  2



DESCRIPTION

****POTENTIAL TO EXTEND WITH NO ONWARD CHAIN**** A SUPERB OPPORTUNITY TO ACQUIRE THIS TRADITIONAL THREE BEDROOM SEMI-DETACHED WHICH FORMS PART OF A POPULAR LOCATION AND BENEFITS FROM A LARGE REAR GARDEN, OPEN PLAN LIVING/DINING ROOM AND A DETACHED SINGLE GARAGE. The property forms of Fulmar Drive a location that is extremely popular with families and puts the property within easy reach of both Sale and the market town of Altrincham. The outstanding local schools Trafford is renowned for are also closeby. Warmed by gas central heating and double glazing throughout. In brief the accommodation comprises: Entrance porch, living room with bay window, dining room with patio doors to the rear and a kitchen. To the first floor there are three bedrooms, bathroom and a separate WC. Externally to the rear there is large garden which is a mainly laid to lawn with an initial patio area and panelled fencing enclosure. To the front there is a driveway providing ample off road parking which leads down the side of the property and gives access to a detached single garage. NO ONWARD CHAIN.

KEY FEATURES

- Traditional three bedroom semi detached
- Large rear garden
- Potential to extend
- Forming part of a popular location
- Detached Single Garage
- No onward chain





'A traditional three bedroom semi-detached which forms part of a popular location and benefits from a substantial rear garden which provides the potential to extend'

DIMENSIONS

Ground Floor

Entrance Porch

Entrance Hallway

Living Room

13'4" x 11'9" (4.07 x 3.59)

Dining Room

13'4" x 10'9" (4.07 x 3.29)

Kitchen

9'6" x 8'6" (2.92 x 2.61)

First Floor

Landing

Bedroom One

13'4" x 10'9" (4.08 x 3.28)

Bedroom Two

13'4" x 10'9" (4.08 x 3.28)

Bedroom Three

7'5" x 6'10" (2.27 x 2.10)

Bathroom

6'10" x 6'7" (2.10 x 2.03)

Separate WC

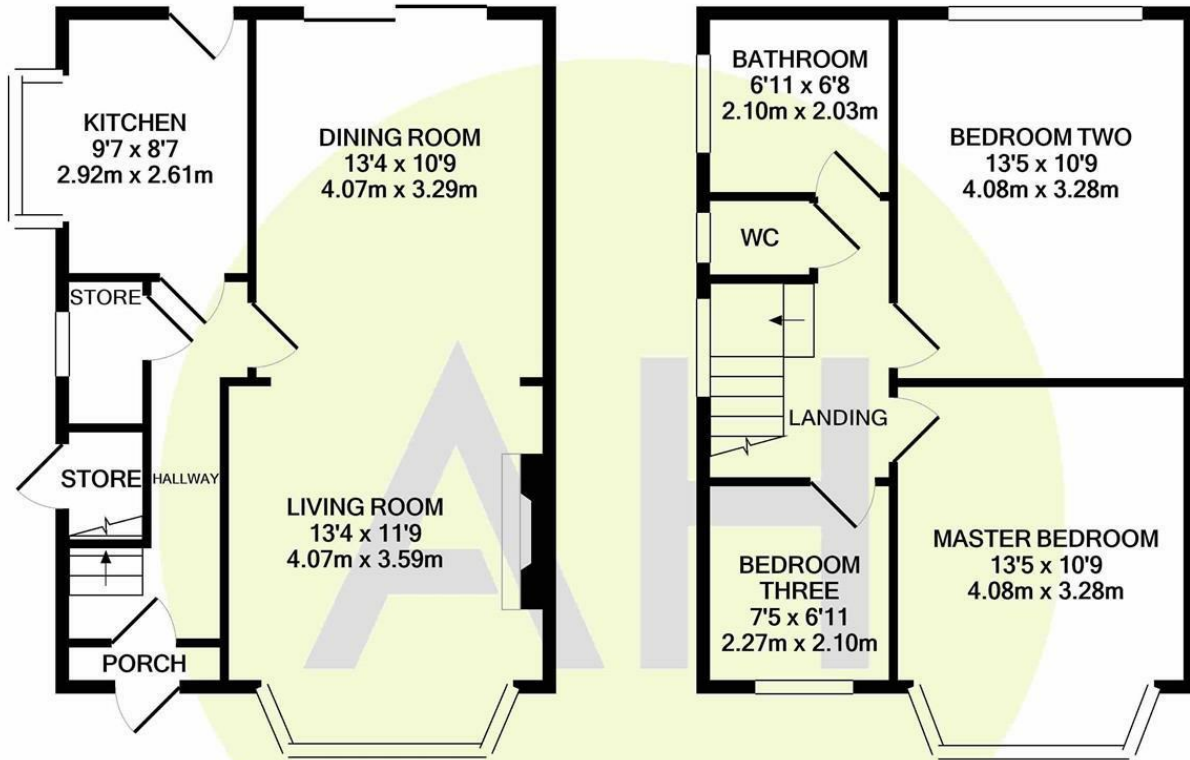
Externally

Rear Garden

Front Garden

Driveway

Detached Garage



GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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