



50 Mersey Road, Sale, M33 6LF

£650,000

www.jordanfishwick.co.uk





Jordan fishwick

- Four Bedroom Semi Detached
- Beautiful Period Property Built in 1871
- Close to Sale Town Centre
- EPC -
- Off Road Parking & Generous Garden
- Walking Distance to Dane Road Metro
- Popular Location

A beautiful double fronted Victorian semi detached property, 'Holly Villa' built in 1871, boasting spacious family accommodation throughout and maintaining many of its original period features including original sash windows to the front.

This charming accommodation provides in the region of 1800 SQ FT and is ideally placed for the nearby shops and amenities of Sale Town Centre, the Metrolink and is within catchment for Park Road Primary School.

Briefly comprising; spacious entrance hall, bay fronted lounge, large family room opening to bright and airy sunroom, generous kitchen, utility room and downstairs shower room. To the first floor there are four double bedrooms and a family bathroom. The basement level comprises two cellar chambers ripe for conversion (STPP).

Externally, a driveway for off road parking, a generous rear garden with sunny aspect with a variety of mature trees and plants and patio area for seating.

This property is a must view, call us now to take a look!

£650,000



Entrance Hallway	5'10" x 16'8" (1.8 x 5.1)
Lounge	11'9" x 16'0" into bay (3.6 x 4.9 into bay)
Family Room	12'9" x 11'9" (3.9 x 3.6)
Sun Room	11'9" x 9'2" (3.6 x 2.8)
Kitchen	17'4" x 11'5" (5.3 x 3.5)
Utility Room	6'10" x 5'9" (2.1 x 1.77)
Shower Room	6'9" x 5'6" (2.07 x 1.7)
Cellars	
Master Bedroom	12'9" x 12'0" (3.9 x 3.68)
Bedroom Two	13'1" x 11'9" (4 x 3.6)
Bedroom Three	11'5" x 10'9" (3.5 x 3.3)
Bedroom Four	10'2" x 7'10" (3.1 x 2.4)
Bathroom	7'2" x 5'6" (2.2 x 1.7)



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*Why take a risk?
Sell Smarter*



Externally





Floor Plans



Viewing

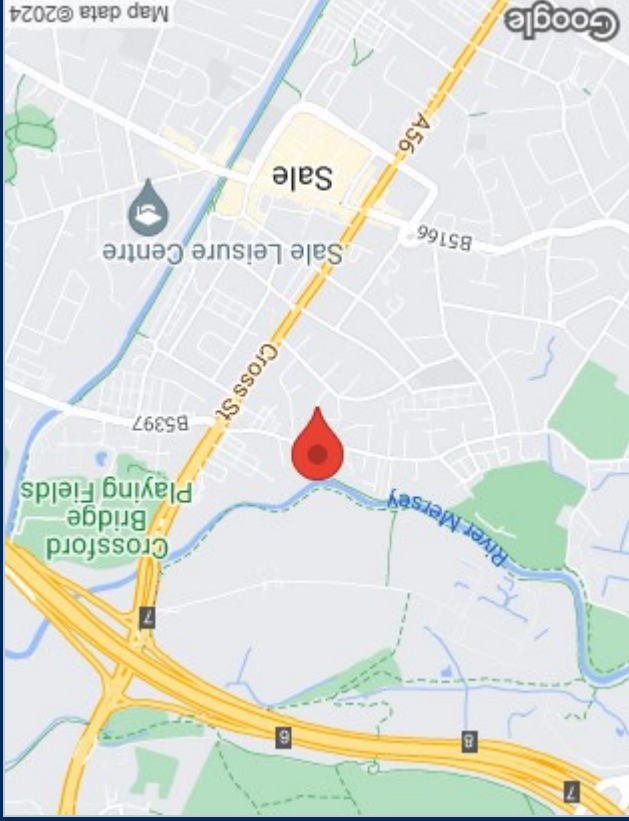
Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
A (92 Plus)	A (92 Plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs
Not energy efficient - higher running costs

England & Wales
EU Directive
2002/91/EC

Energy Performance Graph



Location Map

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.