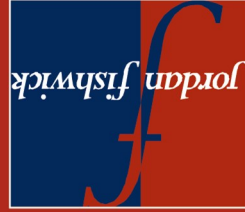




Jordan fishwick

3 Kings Road, Sale, Cheshire, M33 6QB
£825,000



Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Maclefield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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 statements or 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. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

3 Kings Road, Sale, Cheshire, M33 6QB

Offering just over 3000 SQFT of accommodation, this impressive six double bedroom charming residence offers a wealth of original features. Situated in a delightful central location close to Sale Town Centre and falling within the outstanding Trafford school catchment areas, including Ashton High School. The spacious and well balanced accommodation briefly comprises; Entrance hall, living room, dining room, dining kitchen, downstairs WC, lobby with steps to the side garden. To lower ground floor there are three chambers room. Externally the property enjoys a corner plot with garden areas to three sides, raised decking area from the kitchen, mature border displays and gated access to the rear leading to a private double driveway for three/four cars. The house benefits from Solar panels on a feed in tariff. CALL NOW TO VIEW!

Ground Floor

Entrance Porch
Tiled porch with light point

Entrance Hall



Welcoming entrance hallway, accessed via solid wood red door. Kahn's oak engineered flooring, ceiling light point and radiator. Period features include picture rail, dado rail and coving.

Living Room

Bay fronted living room with carpeted flooring, ceiling light point and radiator. Period features include gas fireplace, picture rail, coving and updated uPVC double glazed sash bay window, to front aspect.

Dining Room
Bay window to side aspect with upvc double glazed sash windows. Carpeted flooring, ceiling light point and radiator. Period features include cast iron fireplace, picture rail and coving.

Lobby

Door for access to side of the property, steps down to garden.

WC



Modern part tiled downstairs WC with vanity unit hand wash basin. Window to side aspect.

Kitchen/ Diner

Fitted with good range of wall and base units. Incorporating stainless steel sink and mixer tap with drainer, double eye level oven, 5 ring gas hob and extractor hood. Wooden flooring, ceiling spotlights and vertical radiator. Sliding uPVC double glazed door onto garden.

Lower Ground Floor

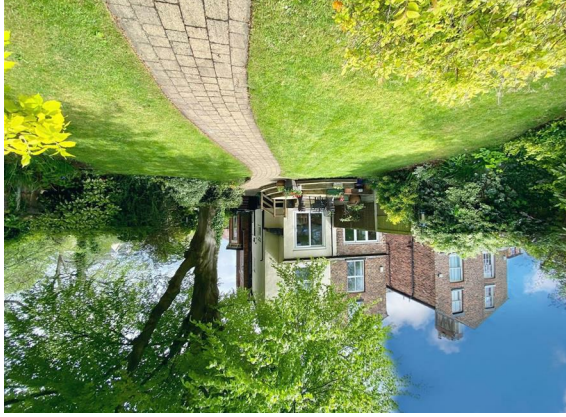
Cellar Entrance

Chamber One

Large cellar chamber with window to front aspect, fitted with light.

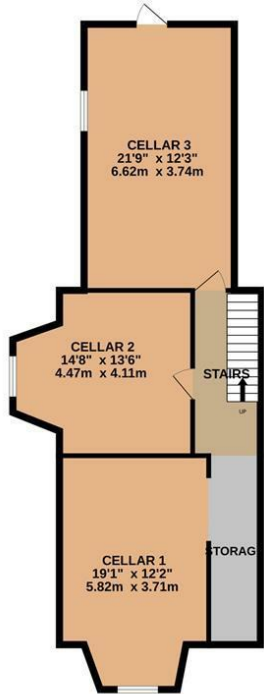
Chamber Two

Large cellar chamber with window to side aspect, fitted with light.



£825,000

BASEMENT
796 sq.ft. (73.9 sq.m.) approx.



GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



2ND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 3041 sq.ft. (282.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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	

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