



*jordan fishwick*

# 41 Pulford Road, Sale, M33 3LR

Well presented, extended 1930s four/five bedroom semi-detached family home situated in a popular area of Sale, close to local shops, good schools including Sale Grammar School and transport links including walking distance to Brooklands Metrolink. The property briefly comprises; porch, entrance hall, downstairs shower room, open plan living kitchen/dining area, spacious bay fronted lounge and additional room currently used as a home office (ideal as bedroom 5). To the first floor there are four bedrooms and modern family bathroom. The loft is accessed via a ladder in the master bedroom and offers boarded space for storage.

Externally the property provides off road parking to the front and boasts a generous garden to the rear with mature trees, shrubs and flower bed. The garden is mainly laid to lawn with decked patio area for seating and a useful shed and summer house inclusive! Freehold. EPC Rating D. Council Tax Band C. Call to view!

## £570,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Porch

4'7" x 5'6"

#### Entrance Hall

Comprising of a Upvc door and obscure windows either side leading through to hallway and staircase. Ceiling light, radiator laminate flooring.

#### Downstairs Shower Room

6'10" x 2'3"

Situated under the stairs, comprising: WC, sink unit and shower cubicle with thermostatic mains shower. Tiled walls, chrome towel radiator, ceiling lighting.

#### Lounge

10'5" x 17'4"

Spacious, bay fronted lounge with feature open fire creating a focal point to the room, UPVC windows, radiator, ceiling light point, laminate flooring and oak framed, glazed folding doors opening to the kitchen/dining areas to give the option of further open plan space.

#### Open Plan Living Kitchen

24'3" x 19'0" (widest points)

Fantastic open plan kitchen/dining/living room, benefitting from a range of wall and base level modern handle less, gloss units with granite worktops (incorporating breakfast bar) and integrated NEFF dishwasher with space for range style cooker and double fridge/freezer. Three skylight windows, UPVC window with fitted plantation shutters and bi-folding doors onto the garden all allowing much natural light through into the living space. Also fitted with extractor hood, Belfast sink with mixer tap, part tiled walls, three vertical, modern radiators, ceiling spotlighting and laminate flooring. Space for dining table and sofa.

#### Utility Room

6'6" x 8'7"

Fitted with a range of wall and base units with space for washing machine and tumble dryer. Stainless steel sink with mixer tap, obscured UPVC window to the side aspect, radiator, ceiling spotlighting and laminate flooring.

### Home Office/Bedroom Five

13'9" x 6'6"

Currently used as a home office, this additional room has versatile uses and would also work as a bedroom. With UPVC window to the front aspect with fitted plantation shutters, laminate flooring, radiator and ceiling lighting.

### First Floor

#### Master Bedroom

10'5" x 11'1"

Bay fronted double bedroom with UPVC windows, carpeted flooring, radiator and ceiling light point. Benefitting from hatch with pull down ladder to access the boarded loft for storage.

#### Bedroom Two

10'5" x 13'4" (into bay)

UPVC bay window overlooking the garden at the rear, radiator, spotlighting and carpeted flooring.

#### Bedroom Three

17'4" x 6'6"

Spacious double bedroom with UPVC window to front of the property and skylight window to the rear. Laminate flooring, ceiling spotlighting and radiator.

#### Bedroom Four

6'2" x 6'6"

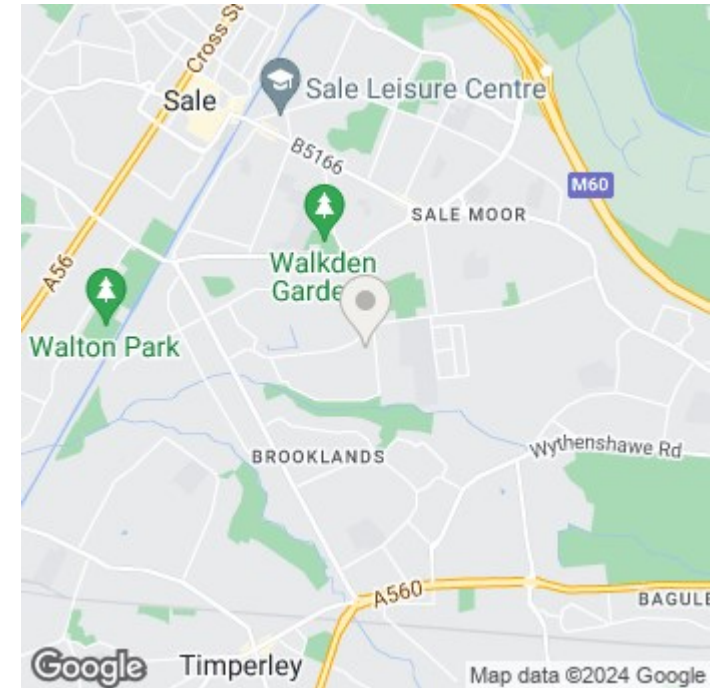
Single bedroom with UPVC window to the front aspect, ceiling light point, radiator and carpeted flooring.

#### Bathroom

7'10" x 5'10"

Comprising of a white bath with thermostatic mains shower above with glazed screen, WC and wash basin unit. Fully tiled walls and floor. Chrome towel radiator, cupboard housing the combi boiler. Obscured UPVC window to the rear. Ceiling spotlighting.

#### Externally

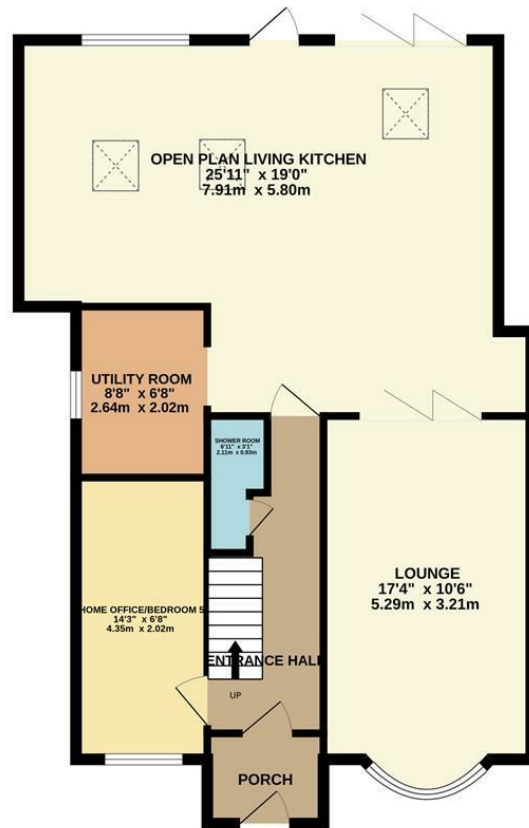


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	
England & Wales		
EU Directive 2002/91/EC		

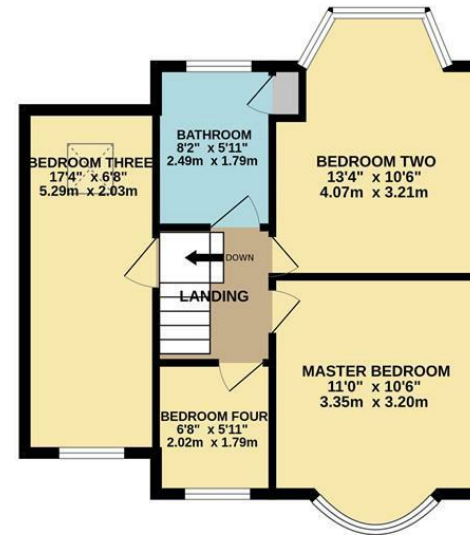
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales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



GROUND FLOOR  
880 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1375 sq.ft. (127.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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