



jordan fishwick

5 Melrose Avenue, Sale, M33 3AZ

A charming five bedroom period property situated on a very popular road in Sale within a short walk to the Metrolink, good schools and Sale Town Centre. This characterful semi detached property boasts a number of original period features and offers well proportioned accommodation over three floors plus full height cellars, ripe for modernisation. The property briefly comprises; porch, entrance hallway, bay fronted lounge, dining room, dining kitchen and downstairs WC. To the first floor two double bedrooms, a third single bedroom and a family shower room, to the second floor, two further double bedrooms, additional bathroom and storage room. Gas central heating to the ground floor. Externally, a lovely front garden and block paved driveway for three cars, and to the rear an immaculate West facing garden mainly laid to lawn, patio area for seating and pergola with grape vine canopy. NO CHAIN * CALL NOW TO VIEW * EPC Rating E. Council Tax Band E.

£650,000 Offers Over

Viewing arrangements

Viewing strictly by appointment through the agent

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

Porch

3'11" x 2'11"

Accessed via UPVC door.

Hallway

Welcoming entrance hallway with carpeted flooring, wall mounted radiator, ceiling light point and staircases to the first floor and basement level.

Lounge

13'1" x 12'1"

Great size bay fronted reception room with UPVC windows, fireplace creating a focal point to the room, carpeted flooring, ceiling light point, picture rail and ceiling cornice.

Dining Room

13'1" x 12'5"

Another great size reception room with UPVC window to the side aspect, carpeted flooring, radiator, ceiling light point and picture rail.

Kitchen / Diner

17'4" x 10'9"

Fitted with a range of wall and base level units with space for appliances. Windows to the side aspect overlooking the garden, ceiling light points, vinyl and carpet tiled flooring. access to downstairs WC/rear door to the garden.

WC

2'7" x 5'2" (widest points)

Fitted with low level WC and wash basin. Heated towel radiator, ceiling light point and two obscured windows to the rear and side.

Master Bedroom

17'4" x 12'1"

Double bedroom spanning the full width of the property with original cast iron fireplace with marble surround. Two UPVC windows to the front aspect, wash basin, carpeted flooring, ceiling light point and ceiling cornice.

Bedroom Two

12'9" x 13'1"

Double bedroom with original fireplace, carpeted flooring, ceiling cornice, ceiling light point and window overlooking the garden.

Bedroom Three

7'6" x 8'10"

Single bedroom, currently used as an office, with original fireplace, window to the rear aspect, ceiling light point and carpeted flooring.

Shower Room

7'6" x 7'6" (widest points)

Fitted with double shower unit, pedestal wash basin, bidet and low level WC. Part tiled walls and tiled flooring with underfloor heating, two obscured windows to the side aspect, ceiling light point and towel radiator.

Bedroom Four

13'11" x 17'4" (incl. restricted headheight)

Fantastic sized bedroom, UPVC window to the side aspect, carpeted flooring, ceiling light point, original fireplace and pedestal wash basin.

Bedroom Five

11'5" x 12'9"

Double bedroom with UPVC window to the side aspect, carpeted flooring, ceiling light point and pedestal wash basin.

Bathroom

5'6" x 11'5"

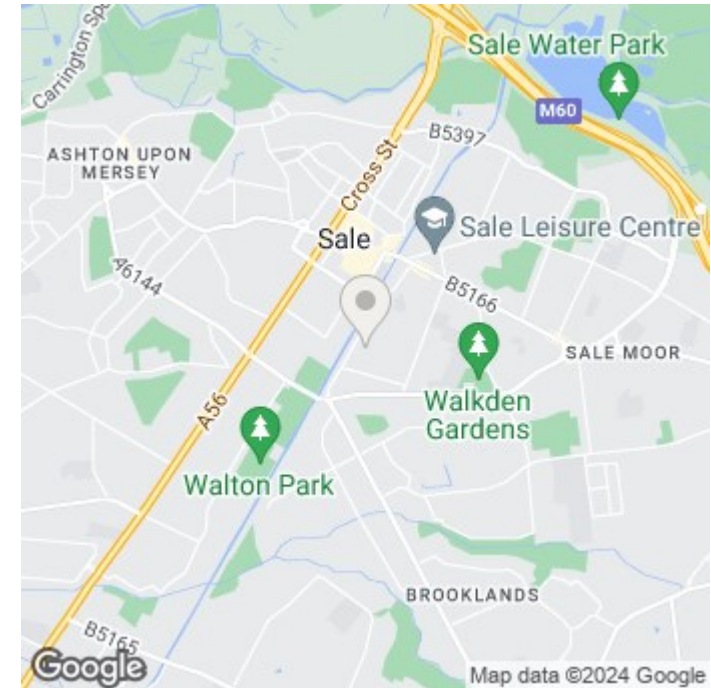
Fitted with low level WC, pedestal wash basin, bath. Skylight window, ceiling light point, electric towel radiators and access to a useful a storage room.

Cellars

Full height, offering ample storage space, housing the boiler and a utility area, with double glazed obscured windows to the driveway.

Externally

To the front of the property there is a block paved driveway offering parking for three vehicles and well maintained front garden. Gated side access to the rear garden. Sunny west facing garden enclosed by brick walling with lawn and manicured borders. Stone patio, two sheds and a lovely pergola with grapevine canopy.

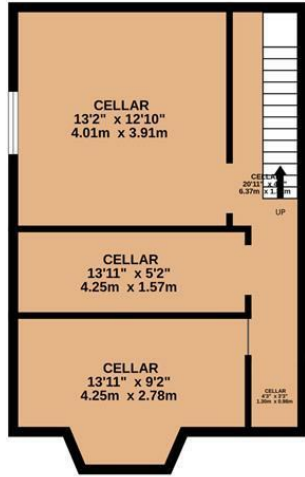


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	44
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

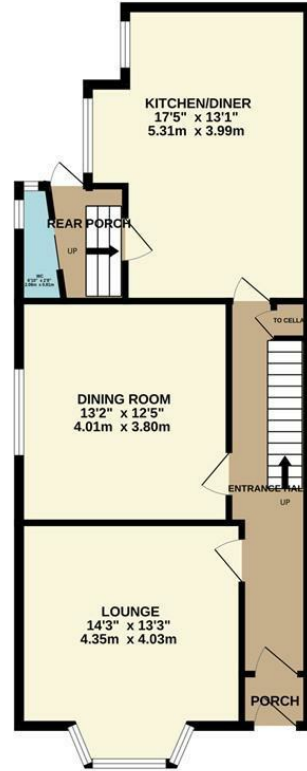
Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	



BASEMENT
446 sq.ft. (41.4 sq.m.) approx.



GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



2ND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 2247 sq.ft. (208.8 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

95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

sale@jordanfishwick.co.uk
www.jordanfishwick.co.uk

