



24 Alston Avenue, Sale, M33 4AS

Offers Over £565,000

www.jordanfishwick.co.uk





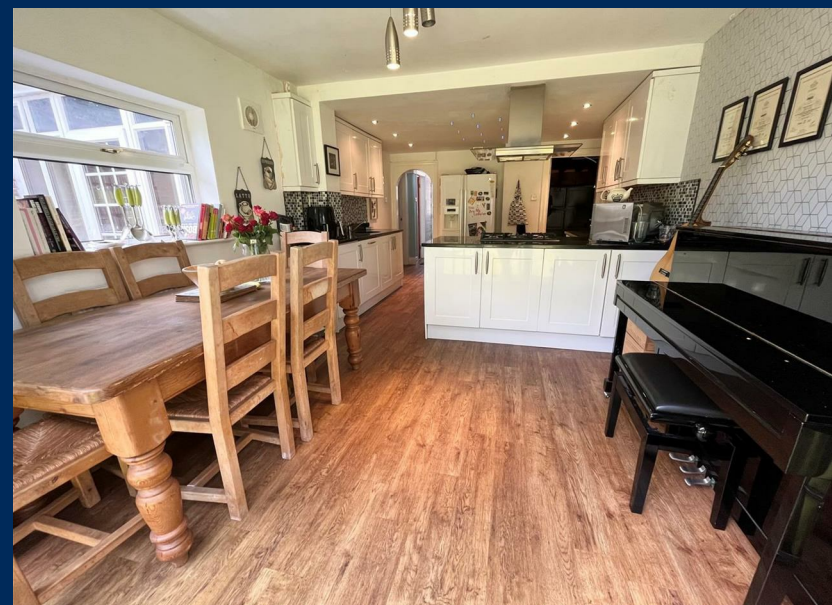
Jordan Fishwick

- Four Bedroom Semi Detached
- Driveway & Garage
- Open Plan Kitchen Diner
- Freehold
- Close to Walton Park
- Extensive Garden
- Loft Conversion
- Close to Brooklands Metrolink

Impressive four bedroom larger than average semi-detached property, located in an idyllic setting within a short walk to Walton Park, close to good schools and Brooklands Metrolink. This property is set on a good plot and boasts a large manicured garden with various flowers and shrubbery, complete with patio area.

With scope for further development, this family home offers spacious accommodation comprising; storm porch, entrance hallway, downstairs WC, living room with bay window to the front aspect, lounge giving access to the rear garden, spacious kitchen/ dining room, third reception room currently being used as a fourth bedroom and integral garage. To the first floor, two double bedrooms, a single bedroom and a family bathroom. To the second floor there is a loft room accessed via a fixed staircase. Externally to the rear there is a fabulous garden which is mainly laid to lawn with a panelled fencing enclosure and mature shrubbery displays throughout. To the front there is a driveway providing ample off road parking and access to the garage. * Access to the back of the house from Sale Heys Road - there is access for cars and trucks down the lane for any large deliveries to the property*

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Ground Floor

Entrance Hall

Cloaks/ WC

Living Room 14'3" x 11'3" (4.36m x 3.45m)

Lounge 14'11" x 10'7" (4.57m x 3.25m)

Dining Kitchen 20'6" x 11'0" (6.27m x 3.37m)

Reception Room/ Bedroom Four 11'3" x 10'11" (3.45m x 3.35m)

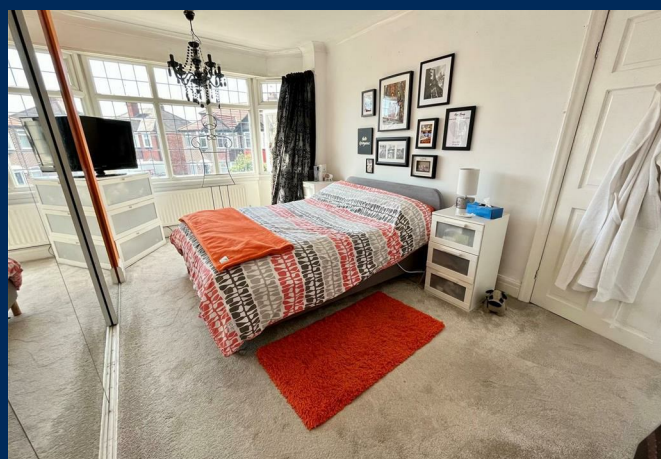
Garage/Utility 16'8" x 16'7" (5.10m x 5.08m)

First Floor

Bedroom One 14'8" x 11'1" (4.49m x 3.40m)

Bedroom Two 12'6" x 11'1" (3.83m x 3.40m)

Bedroom Three 8'5" x 6'6" (2.59m x 2.0m)





Bathroom
8'5" x 6'5" (2.59m x 1.98m)

Second Floor

Loft Room
16'4" x 10'8" (5.0m x 3.27m)

Outside

01619622828

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Why take a risk?
Sell Smarter





Floor Plans



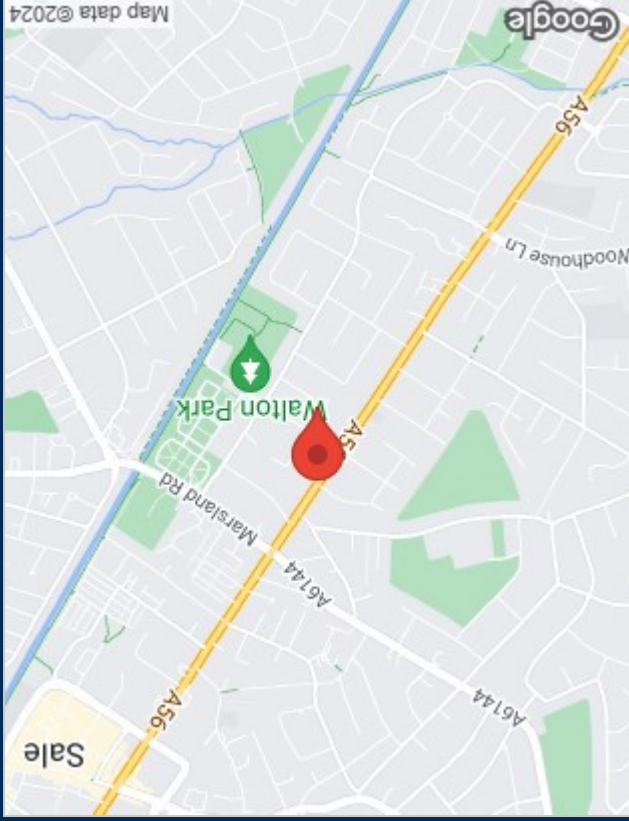
Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in whole or in part, 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 as to the accuracy of the particulars prior to purchasing.

Energy Efficiency Rating	
Current	Possible
73	63
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Energy Performance Graph



Location Map