



MW69 FPG



5 Braddan Avenue, Sale, M33 3WP

Impressive, extended three bedroom semi detached family home offering ample accommodation including detached garage/workshop and first floor office/additional living space. Located just off Marsland Road within easy reach of Sale Moor, Sale Town Centre, Metrolinks and Sale Grammar School.

The property briefly comprises: Storm porch, entrance hall, bay fronted dining room, spacious lounge, modern breakfast kitchen, three bedrooms and shower room.

Externally, there is a driveway for off road parking and gate to the rear. There are landscaped, rear gardens which are beautifully manicured and offer various patio areas with oak framed Gazebo.

Call to view!

Leasehold. Council Tax Band D. EPC Rating C.

£550,000 Offers In Excess Of

Viewing arrangements

Viewing strictly by appointment through the agent

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

Lease Information

999 Year Lease from 1953

£6 PA Ground Rent

Dining Room

12'2" x 11'1"

Bay fronted reception room with UPVC windows to the front aspect, carpeted flooring and radiator.

Lounge

13'9" (into bay) x 10'7"

Spacious reception room with square bay window overlooking the garden to the rear, raised inset fireplace, parquet wood flooring, ceiling light point and radiator.

Kitchen/Breakfast Room

25'1" x 8'3" (widest points)

Fitted with a range of wall and base level units incorporating integrated fridge freezer and dishwasher. Space for range cooker with extractor hood.

Complete with granite worktops and inset sink with mixer tap. Stable style

door to access the garden. Two UPVC windows, vertical radiator, ceiling spotlighting, under-stairs store cupboard and space for dining table.

First Floor

Master Bedroom

13'1" x 11'1"

Bay fronted double bedroom with UPVC window to the front aspect, carpeted flooring and radiator.

Bedroom Two

13'1" x 10'9"

Another great sized double bedroom with UPVC window to the rear aspect, carpeted flooring, ceiling light point and radiator.

Bedroom Three

8'10" x 6'2"

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

Shower Room

8'6" x 6'2"

Modern fitted shower room with thermostatic mains shower, low level WC and wash basin with storage beneath. Traditional column towel radiator, obscured UPVC window to the rear aspect, part tiled walls, tiled floor.

Garage

16'4" x 11'1"

Detached outbuilding comprising of garage space, and workshop.

Play Room/Office (above garage)

16'4" x 11'1"

Great addition to the property, this versatile room would be great as a home office. With two dormer windows and feature circle window. Electric heating, ceiling lighting and carpeted flooring.

Externally

Beautifully landscaped gardens with stone patio areas, one with an oak framed gazebo with tiled roof and electrics. Ample lawn space and well established borders.



| 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 | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Current: 71 | Potential: 84 |
| England & Wales | 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 | |
| Current: 71 | Potential: 84 |
| England & Wales | EU Directive 2002/91/EC |



GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



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.

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

