Jordan fishwick

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Offers Over £460,000
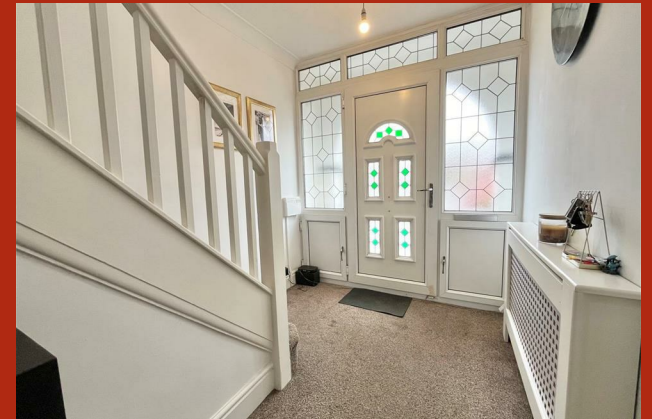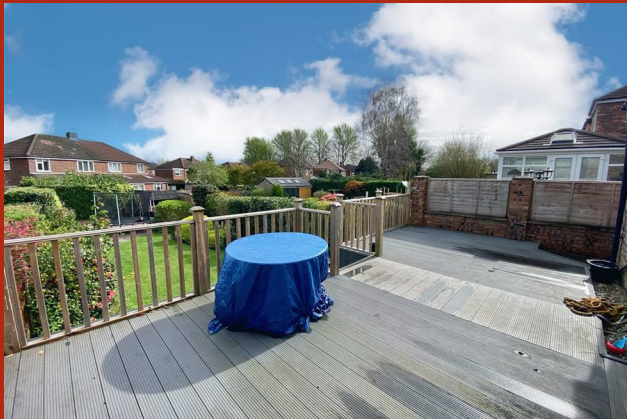
www.jordanfishwick.co.uk

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jordan fishwick

- Extended Three Bed Semi Detached
- Combi Boiler Fitted Nov 2023
- Bathroom & Downstairs WC
- No Chain
- Freehold

- Close to Ashton on Mersey Village
- Open Plan Kitchen / Diner
- Beautifully Manicured Rear Garden
- EPC - C
- Stone's Throw from Wellfield Primary School

* CHAIN FREE *Extended three bedroom semi detached property, boasting OPEN PLAN KITCHEN /LIVING SPACE and FABULOUS EXTENSIVE REAR GARDEN. Situated in a highly desirable location, close to Ashton On Mersey Village, Wellfield Primary School, Sale Town Centre and all it's amenities.
The accommodation briefly comprises; storm porch, entrance hall, bay fronted living room, open plan kitchen / living/ dining room with fitted kitchen and integrated appliances, downstairs WC and small utility room. To the first floor three sizeable bedrooms and a family bathroom with shower over bath.
Externally, to the front off road parking for two vehicles, gated access to the rear leads to a beautifully manicured garden with raised composite decking.
New combi boiler fitted November 2023.

Floor Plans

GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.

KITCHEN
20'10" x 19'8"
6.34m x 6.00m
Dining / Living Space

LAUNDRY
5'1" x 3'2"
1.56m x 0.96m

WC
5'1" x 2'9"
1.55m x 0.84m

STORE
B

LIVING ROOM
12'9" x 11'2"
3.89m x 3.40m

HALL

UP

PORCH

BEDROOM 1
13'0" x 11'2"
3.97m x 3.40m

BATHROOM
7'10" x 6'11"
2.38m x 2.11m

DOWN

LANDING

BEDROOM 2
12'9" x 11'2"
3.89m x 3.40m

BEDROOM 3
7'2" x 6'11"
2.19m x 2.11m

TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Location Map

Energy Performance Graph

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

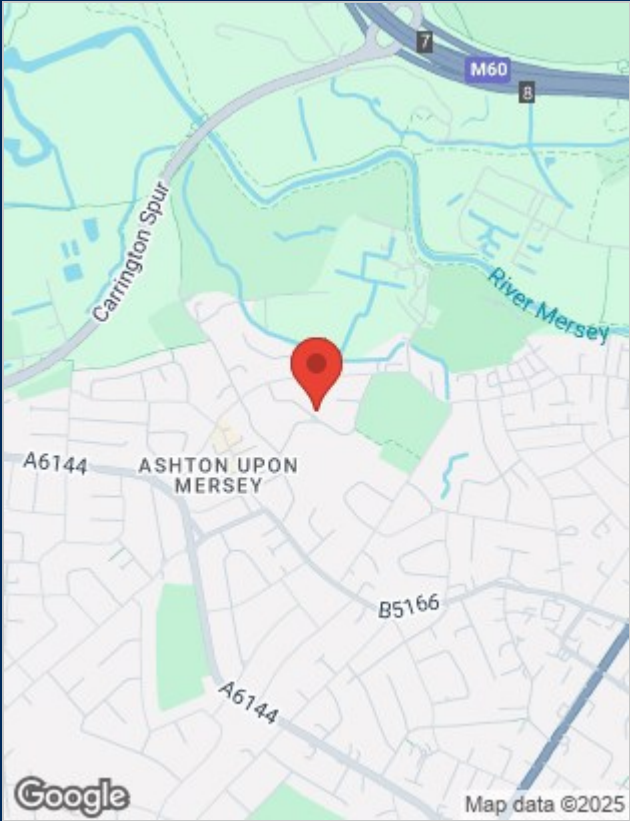England & Wales

EU Directive
2002/91/EC

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.