



# 16 Selsey Avenue, Sale, Cheshire, M33 4RL

Charming four bedroom 1930's bay fronted detached home, with plenty of character, situated on a highly sought-after street, right next to Selsey playing fields. This prime location offers convenient access to fantastic amenities, with Manchester City Centre a Metrolink or car ride away, Manchester Airport and of course in catchment for the in demand local schools such as Sale Grammar. Offering over 1720 SQFT of accommodation, comprising in brief; entrance porch, spacious entrance hall with feature stained glass window, downstairs WC, three versatile reception rooms and kitchen. To the first floor, three spacious double bedrooms and a well-appointed family bathroom with a separate WC. To the second floor the fourth double bedroom and a second bathroom. Outside, you'll appreciate the well-maintained front and rear gardens, along with a driveway leading to a detached garage. The property boasts the comfort of gas central heating and double glazing, making it an ideal family home. EPC E Rating. Freehold. Offered NO CHAIN!

## £685,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Porch

Porch with upvc doors to front aspect.

#### Hallway

Spacious and welcoming hallway, hard wood flooring, ceiling light point and radiator.

#### Dining Room

Spacious reception room with bay window to front aspect. Carpeted flooring, ceiling light point, radiator and ornate cast iron fireplace.

#### Living Room

Lovely spacious reception room with bay window and patio doors the rear garden. Carpeted flooring, ceiling light point, radiator and feature gas fireplace.

#### Kitchen

Kitchen fitted with good range of wall and base units. Tiled flooring, ceiling spotlights and radiator. Windows to rear and side aspect, side door for garden access. Wall mounted combi boiler in cupboard.

#### Morning Room

Continuation of hard wood flooring, ceiling light point, radiator and ornate cast iron fireplace. Window to side aspect and access to under stair cupboard.

#### WC

Downstairs WC with window to front aspect. Low level WC and wall hung hand wash basin.

#### FIRST FLOOR

Carpeted stairs to first floor. Beautiful original stained glass window.

#### Bedroom One

Bay window to front aspect, carpeted flooring, ceiling light point and radiator.

#### Bedroom Two

Bay window to rear aspect, carpeted flooring, ceiling light point and radiator.

#### Bedroom Three

Window to front aspect, carpeted flooring, ceiling light point and radiator.

### Bathroom

Corner shower cubicle, pedestal hand wash basin and roll top free standing bathtub. Carpeted flooring and original stained glass window.

### SECOND FLOOR

#### Bedroom Four

Fourth bedroom with skylights to side aspect. Laminate flooring, ceiling light points and radiators. Access to eaves storage.

#### Second Bathroom

Fitted with bath tub, low level WC and pedestal hand wash basin. Window to side aspect.

#### Outside

Manicured front garden and large driveway running down the side of the property to the detached garage. To the rear a generous garden mainly laid to lawn with patio area for seating.



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: 52	Potential: 70
England & Wales	EU Directive 2002/91/EC

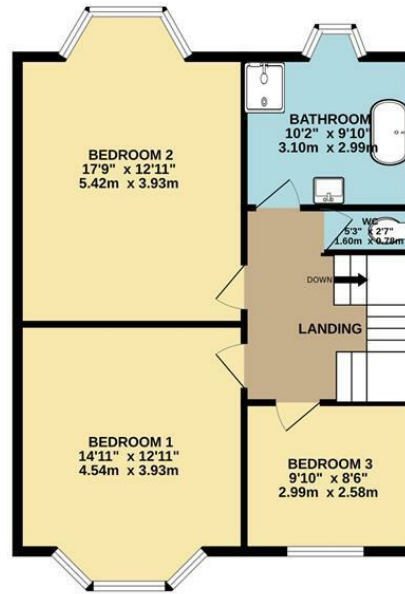
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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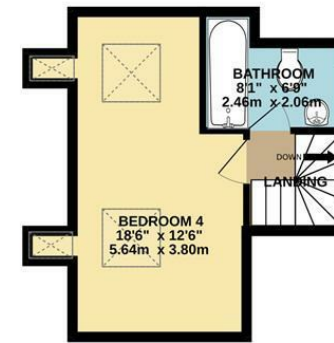
GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



2ND FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1723 sq.ft. (160.1 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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