



18 Belgrave Road, Sale, M33 7UA

Charming, period two double bedroom mid-terrace situated in a popular residential area within close proximity to Brooklands Metrolink and Sale Town Centre. Offering ample amenities and good schools, this property is bound to appeal to a range of buyers. The property briefly comprises: lounge, opening to the dining room with patio doors and kitchen, downstairs WC under the stairs, two double bedrooms and modern bathroom. Externally there is a walled yard and access to ginnel at the back for useful rear access. NO CHAIN! Council Tax Band B. EPC Rating D. Freehold.

£285,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Lounge

12'5" x 11'11"

Accessed via external composite door, fireplace creating a focal point to the room, meter cupboard, alcove store cupboard, UPVC window to the front aspect, ceiling light point, picture rail, ceiling cornice and stripped/varnished floorboards.

Dining Room

12'5" x 12'1"

With open access from the lounge, spacious reception room with UPVC patio doors to the rear, a continuation of the stripped/varnished floorboards, radiator, ceiling light point and ceiling cornice.

Kitchen

6'6" x 8'6"

Fitted with a range of solid wood units incorporating integrated: electric oven, gas hob, extractor fan, fridge, freezer and Belfast sink. Space for washing machine and wall mounted gas boiler. UPVC window to the rear, skylight window, ceiling spotlighting.

Downstairs WC

Useful addition to the property, accessed from the dining area.

First Floor

Master Bedroom

11'9" x 12'5"

Double bedroom spanning the width of the property with UPVC window to the front aspect with original, decorative cast iron fireplace, radiator, carpeted flooring and ceiling light point.

Bedroom Two

6'6" x 12'1"

Double bedroom with fitted store cupboard, UPVC window to the rear aspect, carpeted flooring, ceiling light point and radiator.

Bathroom

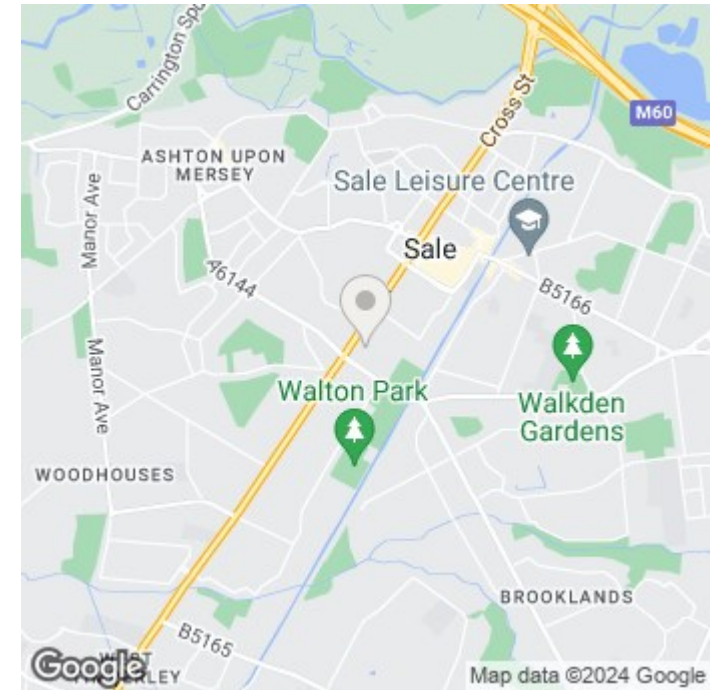
5'6" x 9'2"

Modern fitted bathroom with low level WC, wall mounted wash basin, p-shaped bath with thermostatic mains shower and glazed screen. Metro tiled

walls, modern towel radiator, UPVC window to the rear aspect, shaver point, ceiling light point and stripped/varnished floorboards.

Externally

Externally there is a walled rear yard with gated access to the ginnel at the back for useful rear access.

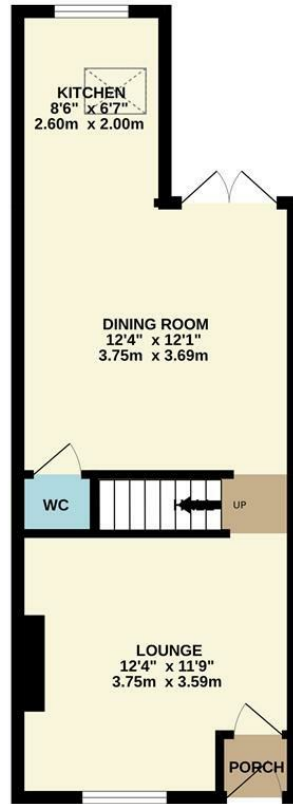


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		<div style="text-align: center; border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;">62</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

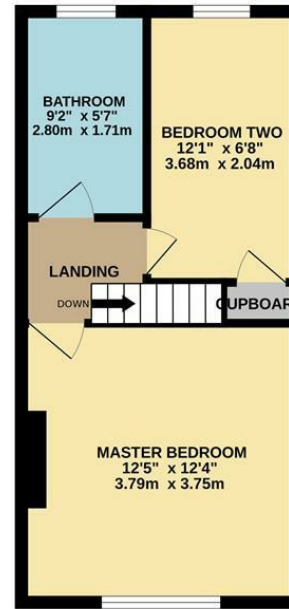
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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