



*jordan fishwick*

# 56 Atkinson Road, Sale, M33 6FY

## £550,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Handsome three bedroom semi-detached home close to the popular Park Road Primary School, a short walk to Sale Town Centre, and within easy reach of the Metrolink and motorway links. Offered with NO CHAIN, this ready to move in property is bound to appeal to a range of buyers. The property briefly comprises: entrance hall, bay fronted lounge, spacious open plan kitchen/living/dining area, utility room and downstairs WC. To the first floor there are two double bedrooms with ensuite shower room to the master and family bathroom. The second floor benefits from a loft conversion, creating space for bedroom three. Externally, there is driveway parking to the front and a modern, low maintenance garden to the rear.

EPC - E. Council Tax Band D. Freehold.

### Hallway

5'10" x 13'1"

Welcomeing entrance hall accessed via composite door with sunken doormat, tiled flooring, two under stairs store cupboards, radiator, ceiling spot lighting and access to:

### Lounge

13'1" x 11'1" (excl. bay)

Bay fronted reception room with UPVC windows to the front aspect, modern fireplace, carpeted flooring, ceiling light point and radiator.

### Open Plan Kitchen/Living/Dining

22'1" x 21'7" (widest points)

Fantastic open plan living kitchen with modern fitted units with granite worktops, incorporating island unit and integrated appliances including: fridge freezer, dishwasher, double eye level oven, gas hob with extractor and space for microwave in kitchen cupboard. Benefitting from ample space for separate dining table and lounge area with double doors onto the garden. Skylight windows, polished tiled flooring, ceiling spot lighting, underfloor heating and in-ceiling speakers.

### Master Bedroom

18'8" x 10'2"

Spacious master bedroom spanning the full width of the property with ample fitted wardrobes, carpeted flooring, two UPVC windows to the rear aspect, two ceiling light points and access to the ensuite shower room.

### First Floor

Fitted with low level WC and wall mounted wash basin.

### Downstairs WC

4'3" x 3'3"

Fitted with an array of cupboards with space and plumbing for washing machine and tumble dryer. Obscured UPVC window to the front aspect, ceiling spot lighting, polished tiled flooring, radiator and access to the downstairs WC.

### Utility Room

4'11" x 8'6"

### Ensuite Shower Room

7'6" x 2'11"

Fitted with low level WC, wall mounted wash basin and shower cubicle. Tiled walls and flooring, ceiling light point.

### Bedroom Two

11'2" x 10'11"

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

### Bathroom

8'0" x 6'2"

Three piece fitted suite comprising: WC and wash basin unit with storage and freestanding curved bath with mixer tap and shower hose. Tiled flooring, part tiled walls, chrome towel radiator and obscured UPVC window to the front aspect.

### Second Floor

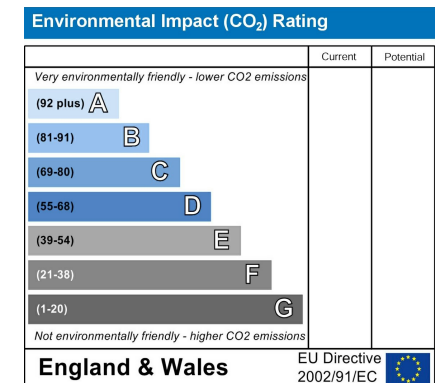
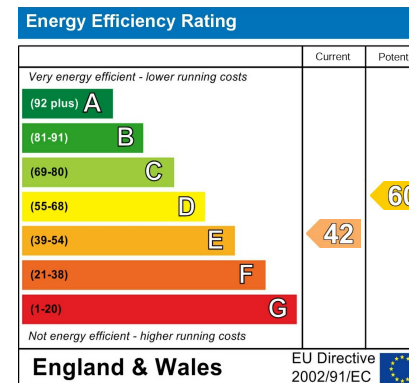
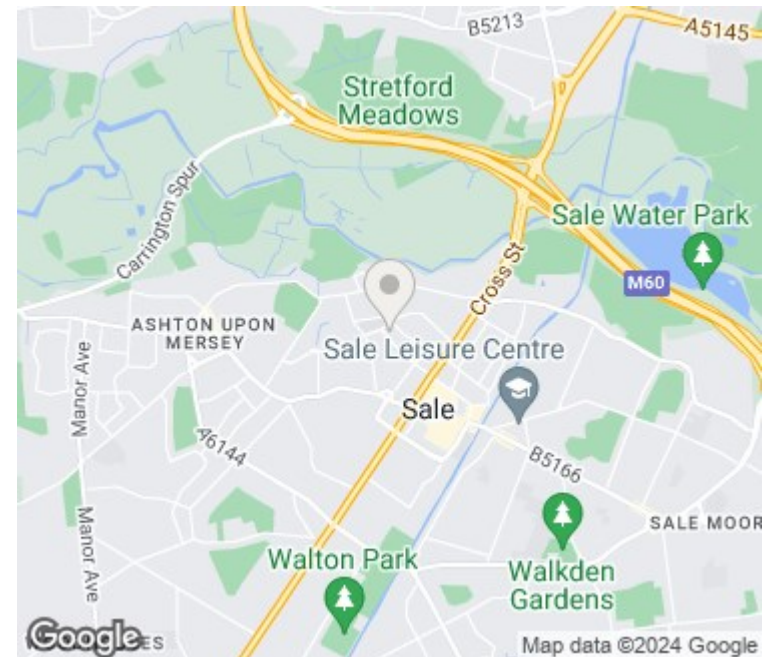
#### Bedroom Three

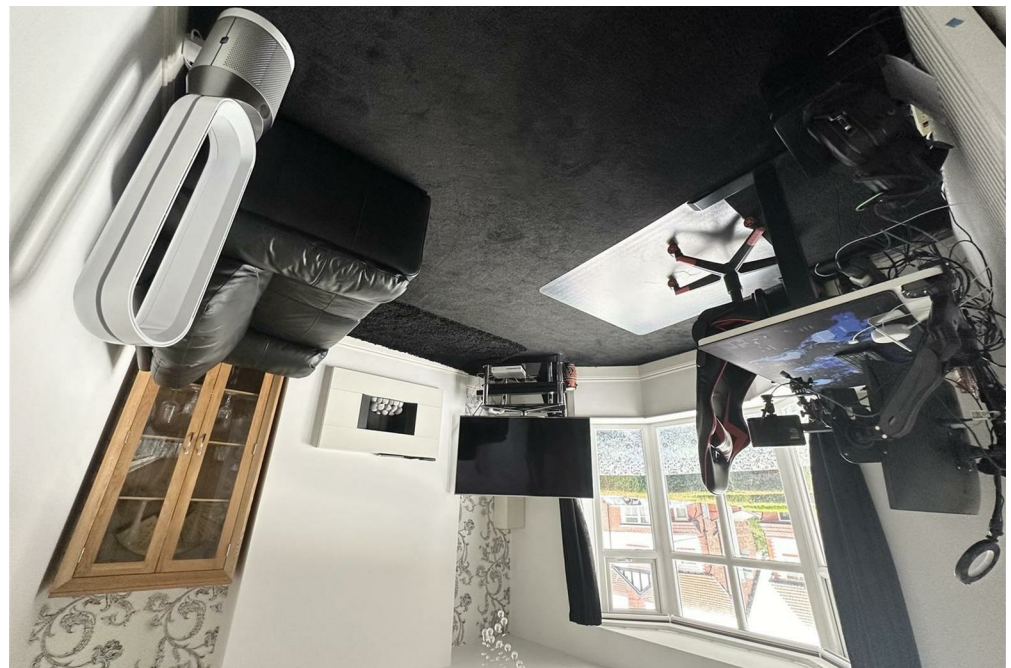
19'0" x 10'2" (widest pts incl. restrictive head-h

Loft conversion forming bedroom three with three skylight windows, carpeted flooring, ceiling light points and radiator.

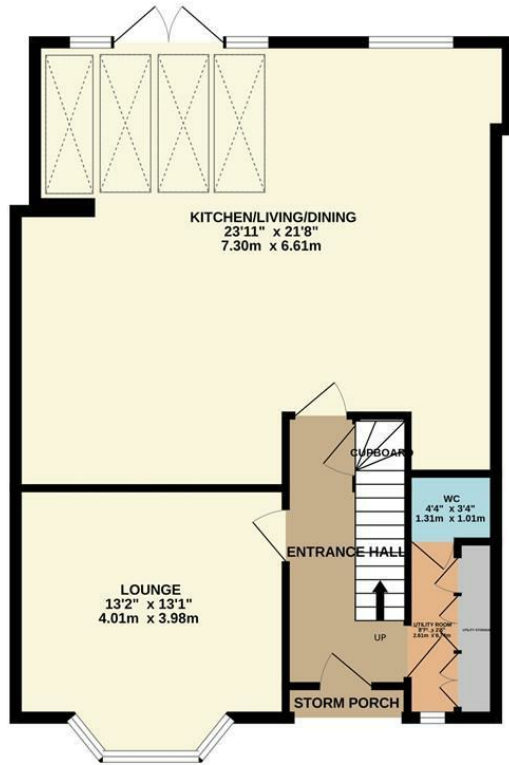
### Externally

To the front of the property there is a block paved driveway for off road parking. There is also on street permit parking. There is a low maintenance rear garden with artificial lawn and decked seating area.

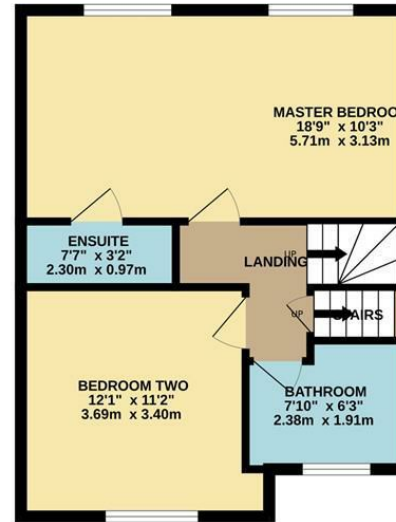




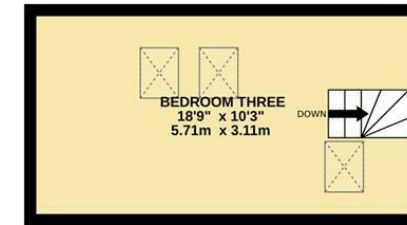
GROUND FLOOR  
773 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR  
191 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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