



*jordan fishwick*



# 6 Dixon Close, Sale, Cheshire, M33 3JU

Traditional three bedroom 1930's semi-detached property situated on a quiet cul-de-sac within catchment area for good schools, transport links and the amenities in Sale. Ready to move into but offering scope for further improvements, this family home is bound to appeal to a range of buyers. The property briefly comprises: porch, entrance hall, bay fronted lounge, downstairs WC, open plan kitchen diner with doors onto the garden, three bedrooms and modern family bathroom. Externally there is driveway parking with access down the side of the property to the detached garage and well stocked garden. Rewired and new boiler installed in 2017.

EPC Rating E. Council Tax Band C. Freehold.

## £400,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

5'8" x 12'5"

Porch accessed via composite door, convenient space for storage. Hallway accessed via wooden framed glazed door with decorative stained, leaded glass.

### Lounge

10'11" x 10'5" (excl. bay)

With UPVC bay fronted window, radiator, carpeted flooring, picture rail and ceiling light point.

### Dining Area

9'4" x 11'1" (excl. bay)

Spacious reception room with UPVC doors to the garden, laminate flooring, radiator, ceiling light point and opening to kitchen.

### First Floor

#### Master Bedroom

10'5" x 10'9" (excl. bay)

Bay fronted double bedroom with UPVC windows to the front aspect, carpeted flooring, radiator and ceiling light point.

#### WC

Useful addition to the property, situated under the stairs. With low level WC and wash basin.

ceiling spotlighting.

day to the side. Space for washing machine and fridge freezer and with breakfast bar with light points above. UPVC window to the rear and fitted with modern kitchen units incorporating integrated: electric oven with gas hob/extractor fan and dishwasher. Solid wooden worksurfaces

13'1" x 5'6" (excl. bay)

### Kitchen Area

### Bedroom Two

9'4" x 10'9" (excl. bay)  
Double bedroom with UPVC windows to the rear aspect overlooking the garden, carpeted flooring, ceiling light point, radiator and hatch to access the loft. The boiler is fitted in the loft and was installed in 2017 and has been regularly serviced.

### Bedroom Three

6'2" x 6'6"  
Third bedroom with carpeted flooring, ceiling light point, radiator and UPVC window to the front aspect.

### Bathroom

6'10" x 8'2"  
Modern fitted bathroom suite comprising: WC with enclosed cistern, wash basin unit with storage and bath with thermostatic mains shower above. Benefitting from underfloor heating with decorative tiling over. Metro tiled walls, chrome towel radiator, obscured UPVC window to the rear, ceiling spotlighting.

### Externally

To the front of the property there is a driveway for off road parking and front garden. Access down the side of the house to the detached garage. The south facing rear garden is mainly laid to lawn with an abundance of mature trees and plants. Boasting various fruit trees including: apple, cherry, pear and plum.

### Garage

8'2" x 15'8"  
With double doors to the driveway, three windows for natural light, power points and ample storage space.

### Tenure

Freehold.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
45	
EU Directive 2002/91/EC	

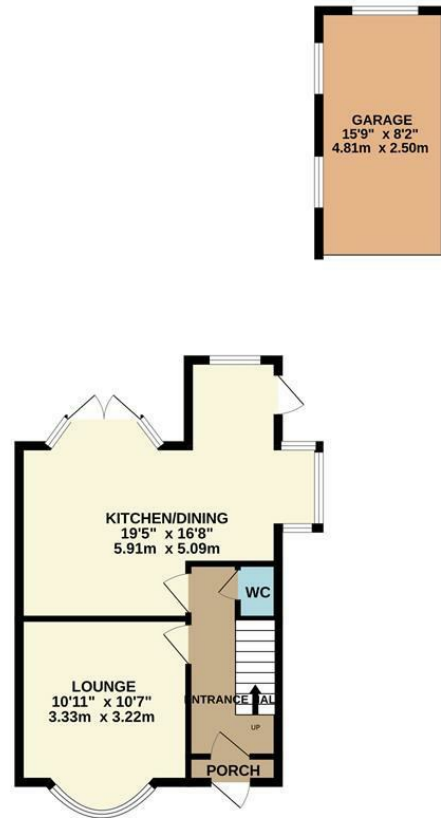
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



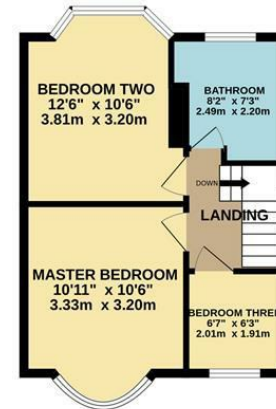




GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 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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