



**2 Mayfield Avenue, Sale, M33 2GN**

Offers Over £450,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)









# Jordan fishwick

- Three Bedroom Period Semi-Detached
- No Chain
- South East Facing Garden
- Council Tax Band D
- Development Potential!
- Popular Location
- EPC Rating B
- Freehold

Charming, three bedroom period semi-detached property retaining many original features throughout. Offering ample options for development (subject to approval) including: loft conversion, kitchen extension, basement conversion and driveway parking. Conveniently located within easy reach of Sale Water Park, Sale Moor amenities, good schools, and transport links. Offered with NO CHAIN.

The property briefly comprises: porch, entrance hall, bay fronted lounge, spacious dining room, fitted kitchen with door to the garden, three well proportioned bedrooms and modern family bathroom.

Externally, there is access to a shed and outbuilding (old outside WC). Complete with lawned garden enclosed with hedging and timber fencing.

Freehold. Council Tax Band D. EPC Rating Awaited.

Offers Over £450,000



Porch 1'11" x 3'8" (0.6 x 1.13)

Entrance Hall

Lounge 12'1" x 12'1" (excl. bay) (3.7 x 3.7 (excl. bay))

Dining Room 9'10" (excl. bay) x 13'1" (3 (excl. bay) x 4)

Kitchen 9'10" x 13'9" (3 x 4.2)

First Floor

Master Bedroom 16'4" x 12'1" (5 x 3.7)

Bedroom Two 9'10" x 13'1" (3 x 4)

Bedroom Three 9'10" x 7'2" (3 x 2.2)

Bathroom 6'6" x 5'10" (2 x 1.8)

Basement Level

Main Cellar Chamber 9'10" x 12'9" (3 x 3.9)

Cellar Chamber 15'10" x 3'3" (4.85 x 1)



01619622828

*Jordan fishwick*

*Why take a risk?  
Sell Smarter*



Externally

Shed

Outbuilding

8.6" x 6.6" (2.6 x 2)

5.10" x 3.3" (1.8 x 1)

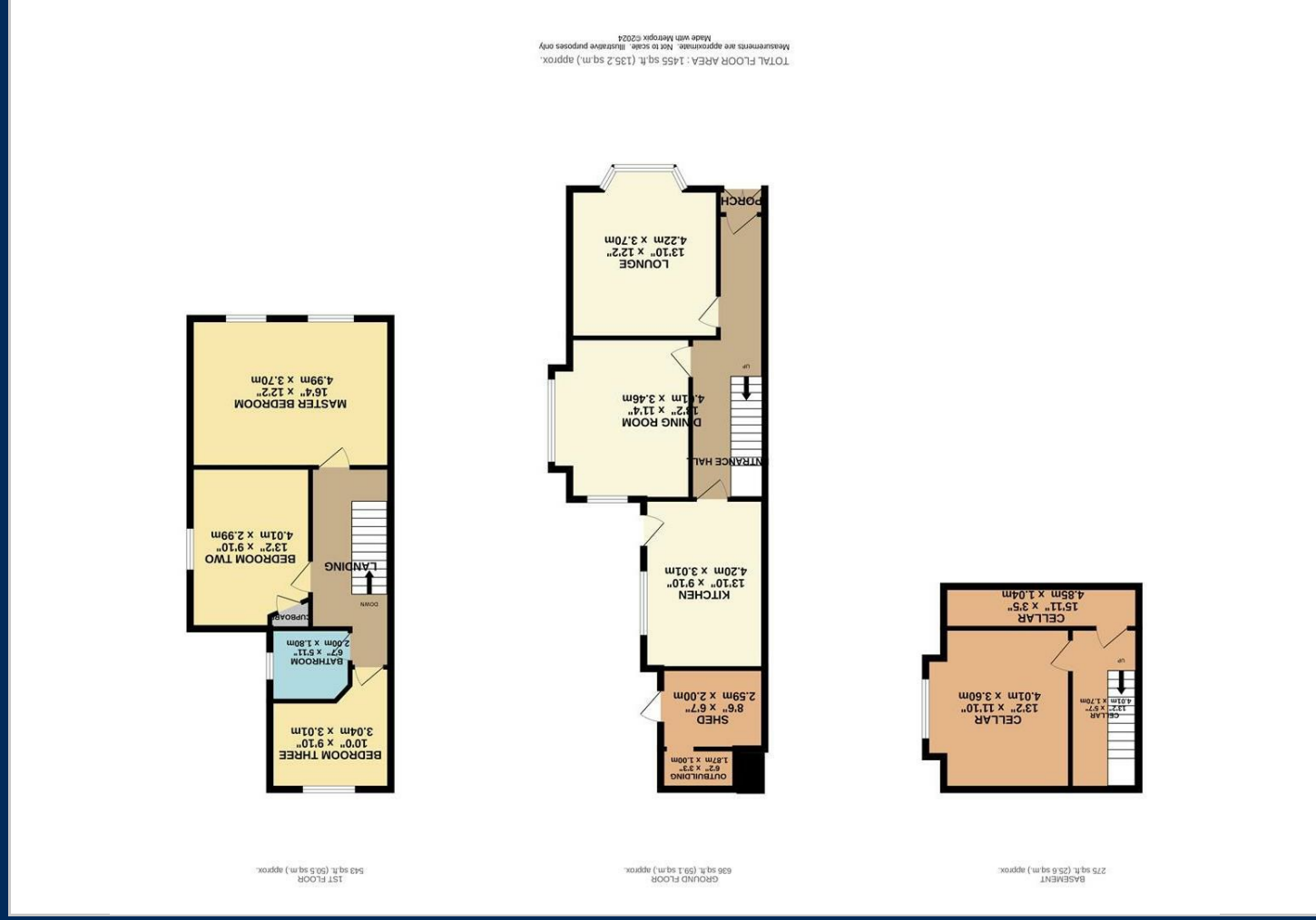








## Floor Plans



## Viewing

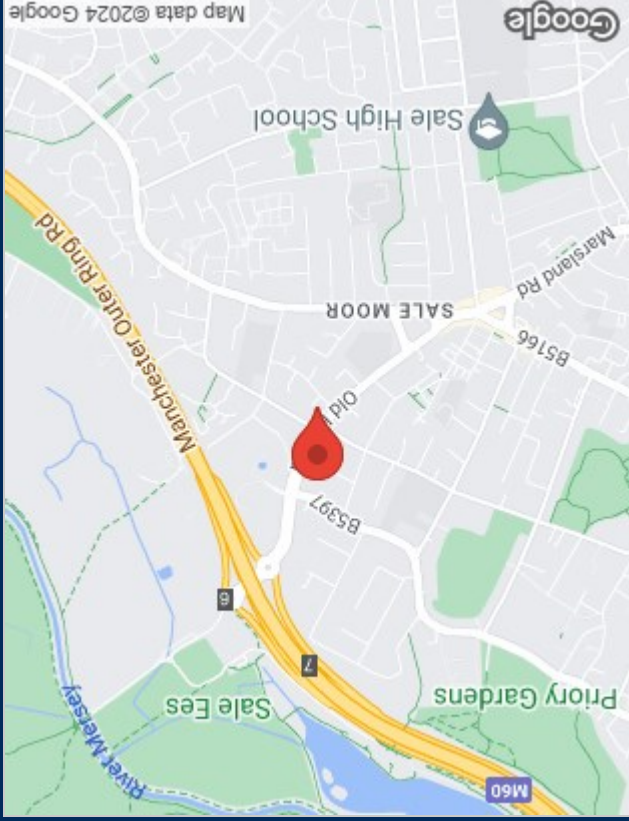
Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
A (92 Plus)	A (92 Plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

EU Directive 2002/91/EC  
England & Wales

Very energy efficient - lower running costs  
Not energy efficient - higher running costs

## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.