



# 10 Hunston Road, Sale, Cheshire, M33 4RP

Charming bay fronted three double bedroom 1930's detached home, situated on a highly sought-after street, off Washway Road. 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 Ashton Mersey and Sale Grammar. Offering over 1600 SQFT of accommodation including a larger than average garage. Comprising in brief; storm porch, spacious entrance hall, downstairs WC, two versatile reception rooms and kitchen diner. To the first floor, three double bedrooms and a four piece family bathroom. Externally, you'll appreciate the well-maintained front and rear gardens, along with a driveway leading to a detached garage. Gas combination boiler installed in 2022. EPC Rating D. Council Tax Band E. Freehold with a £7.10 PA rentcharge.

## £650,000 Offers Over

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Hallway

7'10" x 15'8"

Welcoming entrance hallway accessed via composite door with laminate flooring, radiator, dado rail, ceiling light point and staircase to the first floor.

#### Lounge

12'1" x 13'1" (excl. bay)

Bay fronted reception room with leaded stained glass windows to the front aspect, gas fire with oak surround, carpeted flooring, radiator and ceiling light point.

#### Sitting Room

15'1" x 11'1" (excl. bay)

Spacious second reception room with fire surround creating a focal point to the room, leaded stained glass windows to the rear and side aspects, door to access the patio, carpeted flooring, dado rail, radiator and ceiling light point.

#### Kitchen/Diner

8'10" x 22'11"

Kitchen area fitted with a range of shaker style units incorporating solid

wooden worksurfaces and integrated appliances including: double oven, gas hob, extractor hood and slimline dishwasher. Space for fridge freezer and washing machine. Vinyl flooring, ceiling spotlighting, UPVC windows to the rear and side aspects, door to access the side driveway. Further dining area with laminate flooring, radiator, ceiling light point and dado rail.

#### WC

2'7" x 4'11"

Useful addition to the property with low level WC and wall mounted wash basin. Leaded, stained glass window to the side aspect, ceiling light point, LVT flooring.

#### FIRST FLOOR

##### Master Bedroom

11'5" x 15'1"

Master bedroom with fitted wardrobes/cupboards, window overlooking the garden, carpeted flooring, radiator and ceiling light point.

### Bedroom Two

13'1" x 12'1"

Another great size double bedroom with an array of fitted wardrobe storage, UPVC window to the front aspect, carpeted flooring, ceiling light point and radiator.

### Bedroom Three

9'10" x 7'10"

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

### Bathroom

9'6" x 10'9"

Four piece fitted suite comprising: quadrant shower cubicle, bath with mixer tap and hose attachment, WC and wash basin unit with storage beneath. Tiled flooring, part tiled walls, chrome towel radiator, ceiling light point, wall light points and windows to the side aspect. Cupboard housing the gas combination boiler which was installed in 2022.

### Externally

Block paved driveway and garden to the front. Access down the side of the house to the garage and rear garden. The rear garden is well established with a wealth of mature plants and shrubbery. Ivy hedge and arch providing access to further 'secret garden' area which is part lawned and part flagged with greenhouse.

### Detached Garage

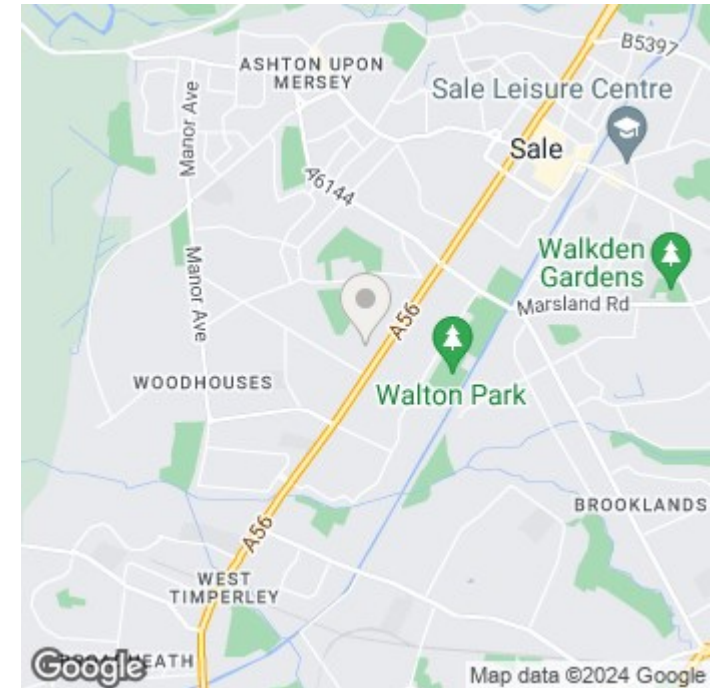
31'5" x 10'5"

Larger than average detached garage with window to the rear aspect and three UPVC windows to the side aspect. Up and over door to the driveway and benefitting from water connection and power points.

### Tenure

Freehold

Rentcharge of £7.10 PA

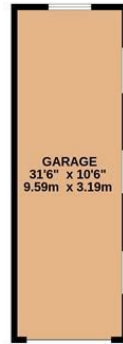


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
62	77
England & Wales	
EU Directive 2002/91/EC	

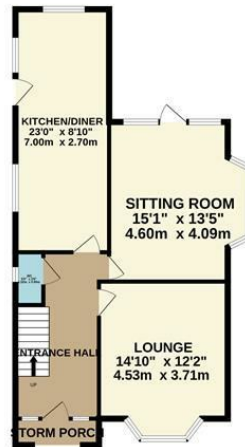
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	Potential
England & Wales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



GROUND FLOOR  
1034 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1616 sq.ft. (150.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024.



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

sale@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

