



# 60 Eastway, Sale, Cheshire, M33 4DU

Traditional three bedroom semi-detached property situated on a popular tree lined road in Sale within walking distance of shops, close to good schools and other amenities. The property briefly comprises: porch, entrance hall, lounge, dining room, breakfast kitchen, three bedrooms, family bathroom. Externally, the property benefits from a SOUTH FACING rear garden, detached garage, driveway and front garden. EPC Rating C. Council Tax Band D. Leasehold.

## £475,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Tenure

Leasehold  
Ground Rent £6 PA  
999 Years from (tbc)

#### Porch

1'7" x 6'6"

#### Entrance Hall

13'1" x 6'6"

#### Dining Room

11'5" x 10'9"  
Bay fronted reception room with carpeted flooring, ceiling light point, radiator and UPVC windows.

#### Lounge

11'5" x 13'5"  
Second reception room, currently used as a sitting room with UPVC bay window to the rear, laminate flooring, ceiling light point and radiator.

#### Kitchen/Breakfast Room

8'10" x 17'8"  
Fitted with a range of modern white gloss units incorporating breakfast bar and space for: washing machine, fridge freezer, range style cooker, and integrated dishwasher. UPVC windows to the rear and side aspect, radiator, ceiling light point and ceiling spot lighting.

#### First Floor

##### Master Bedroom

13'5" x 11'5"  
UPVC bay window to the rear aspect, fitted wardrobes with sliding doors, carpeted flooring, ceiling light point and radiator.

##### Bedroom Two

11'5" x 10'9"  
Second double bedroom with UPVC bay window to the front aspect, alcove fitted wardrobes, carpeted flooring, ceiling light point and radiator.

### Bedroom Three

6'6" x 7'2"

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

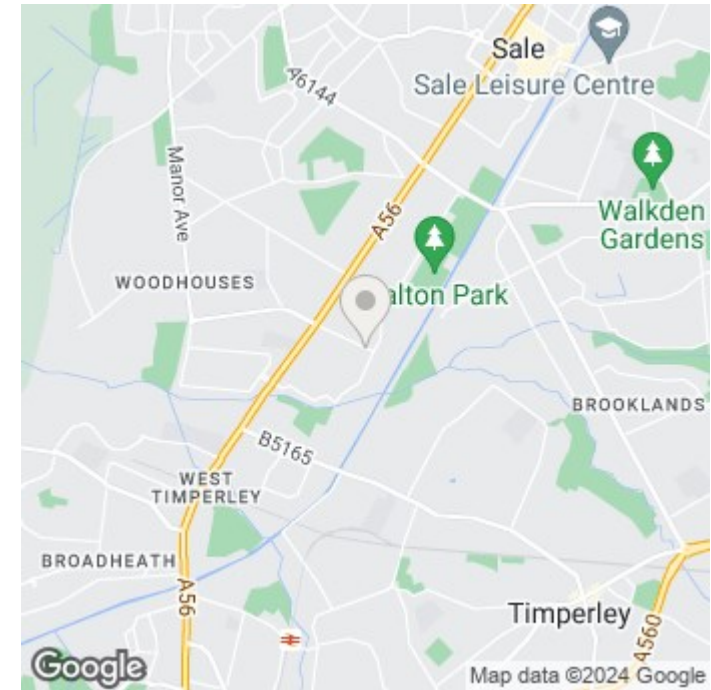
### Bathroom

6'6" x 9'10"

Spacious bathroom fitted with: wall mounted wash basin, low level WC, bath with mixer tap and shower above. Tiled flooring and walls, obscured UPVC windows to the rear and side aspect, radiator.

### Externally

Front garden is mainly laid to lawn, paved driveway for multiple cars leading down the side of the property. Gated access to the rear. SOUTH FACING REAR GARDEN which is mainly laid to lawn with patio seating area and detached garage.

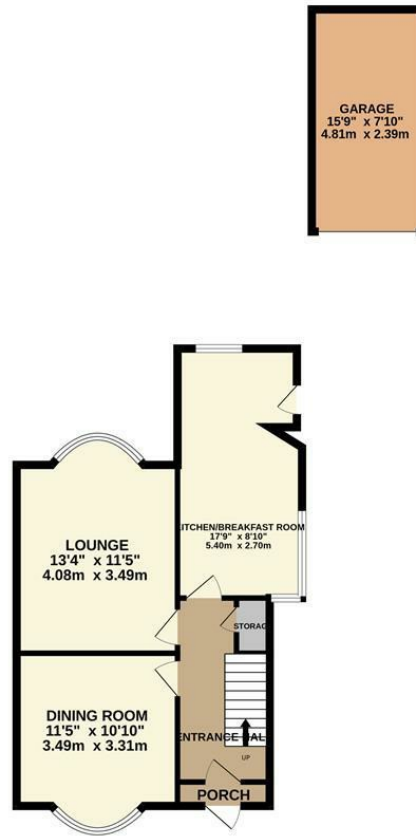


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

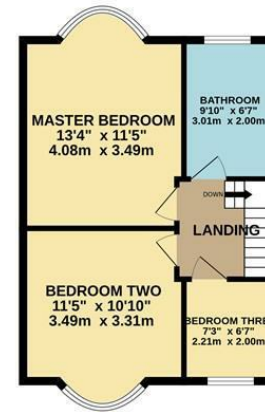
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England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



GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 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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