



3 Little Ees Lane, Sale, M33 5GT

Unique four bedroom detached property built in 1980s, situated in one of Sale's semi rural location, with amazing equestrian paddocks view (greenbelt). The property enjoys a private location whilst conveniently positioned for Ashton on Mersey Village, Ashton Park & excellent primary & secondary Schools.

The accommodation is beautifully presented throughout and comprises in brief; front porch and sun/yoga room, as you enter the house an open hallway, WC, open plan kitchen/ living / dining room benefitting from sociable island, integral garage and conservatory enjoying unrivalled views across the paddocks with access onto the garden from bifolding doors. To the first floor, four well proportioned bedrooms and a family bathroom.

Externally the property boasts generous garden, partly laid to lawn with lovely patio area enjoying open views of paddocks and woods beyond. To the front of the house, a large gated driveway for ample cars and access to the garage. This property is a must view and can be bought fully furnished for an additional £5,000. Council Tax Band E. EPC D.

£750,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Porch

Porch with composite decking flooring. With door opening onto the drive and a ramp can be attached.

Sun/ Yoga Room

Sun/ yoga room offering idyllic place to sit and relax. With sliding plastic doors to the front, panels to the side and an electric wall heater.

Downstairs WC

Tiled downstairs WC with low level WC, hand wash basin and a modern LED mirror.

Kitchen / Living / Dining Room

Bright open space with patio doors onto the garden and sliding doors into the conservatory. Fitted kitchen comprising good range of wall and base units and island with storage, complementary Quartz worksurfaces and splash-back. Integrated appliances include SMEG dishwasher, New World double oven, SMEG induction hob, extractor hood and bin drawer. Ample space for dining table and sofa. Ceiling light points, solid oak flooring and contemporary radiators.

Conservatory

Lovely space with bi-folding doors onto the garden and windows to the side aspect. Includes underfloor heating and an air conditioning unit for use all year round.

Garage

Integral garage with ample space. Wall mounted combi boiler.

FIRST FLOOR

Master Bedroom

Double bedroom with window to front aspect.

Bedroom Two

Double bedroom with window to front aspect.

Bedroom Three

Double bedroom with window to rear aspect.

Bedroom Four

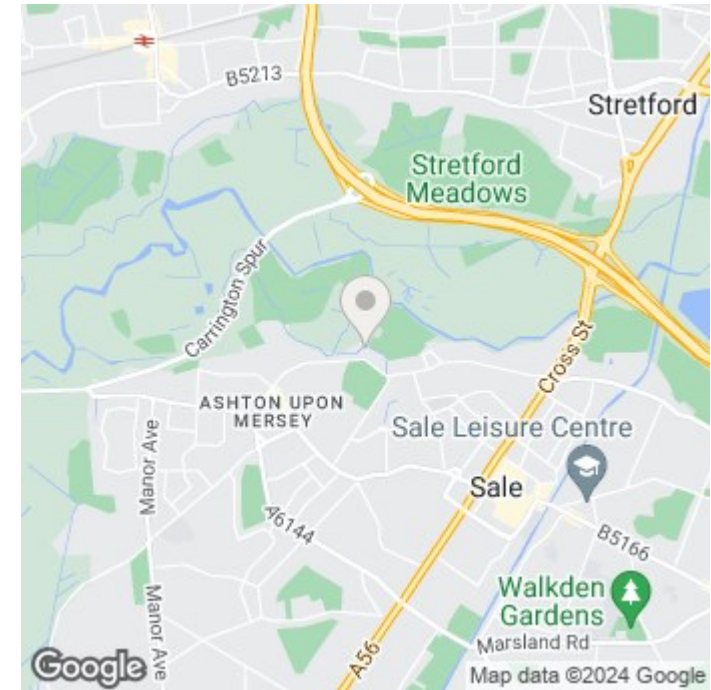
Smaller double bedroom with window to rear aspect.

Bathroom

Fitted with bath with shower over, low level WC, vanity unit with hand wash basin and an LED mirror. Window to rear aspect.

Externally

To the front, a large gated driveway for ample cars and access to the garage. To the rear the property boasts lovely garden enjoying open views of paddocks.

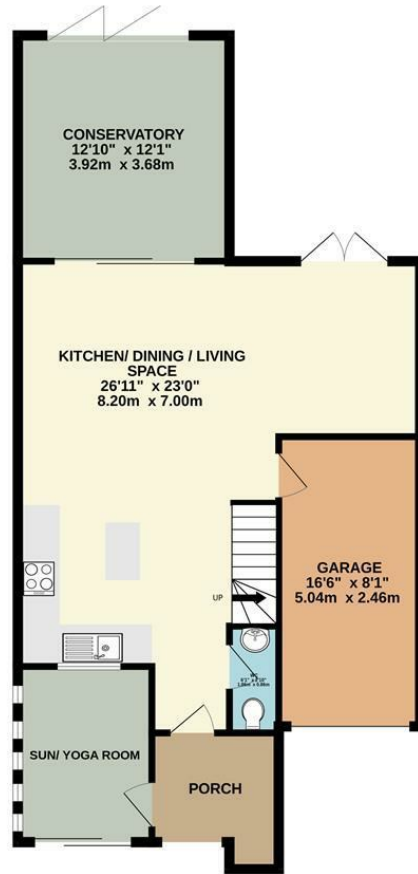


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

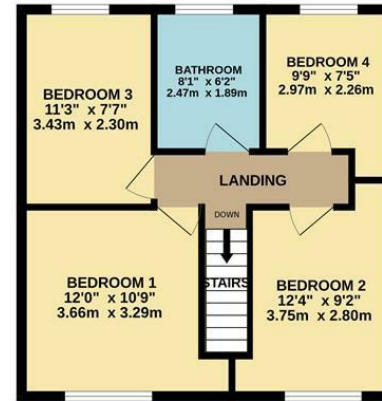
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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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