



11 Forest Drive, Sale, M33 4SR

CHARMING AND WELL PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY, situated in quiet cul-de-sac location WITHIN ONE OF SALES MOST SOUGHT AFTER LOCATIONS. Within easy reach of Brooklands and Timperley Metrolink and Sale town centre.

This stunning property has been maintained to the very highest of standards and boasts a large south-west facing rear garden. Comprising in brief; entrance porch, entrance hallway, downstairs WC, sitting room, lounge opening to the double glazed sun room and a modern fitted breakfast kitchen. To the first floor there are three bedrooms, two of which are spacious double rooms and the third a single bedroom, all benefitting from fitted wardrobes. There is also a well appointed four piece modern family bathroom with separate shower. Externally to the rear a generous garden mainly laid to lawn with a secure panelled fencing enclosure and a patio area. To the front, a driveway providing off road parking and gated access down the side of the house to the detached single garage. Gas central heating and UPVC double glazing throughout. EPC Rating D. Council Tax Band D. Freehold.

£500,000 Offers Over

Viewing arrangements

Viewing strictly by appointment through the agent

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

Porch

Accessed through double patio doors.

Hallway

Laminate flooring, ceiling light point and radiator.

Sitting Room

Bay fronted room with window to front aspect. Laminate flooring, ceiling light point and radiator. Feature living flame fireplace.

Living Room / Sun Room

Bright and spacious rear reception room. Laminate flooring, ceiling and wall light points and radiator. Feature living flame fireplace. Patio doors onto the garden.

Breakfast Kitchen

Modern fitted kitchen with good range of wall and base units. Integrated over, induction hob, extractor hood and dishwasher. LVT flooring, spotlighting and windows to rear and side aspect. Patio doors give access to the side of the property.

Downstairs WC

Low level WC, hand wash basin. Window to side aspect.

FIRST FLOOR

Bedroom One

Double bedroom with bay window to front aspect. Carpeted flooring, ceiling light point and radiator. Benefitting from fitted wardrobes. (Access to loft via hatch with pull down ladder)

Bedroom Two

Double bedroom with window to rear aspect. Laminate flooring, ceiling light point and radiator. Benefitting from fitted wardrobes.

Bedroom Three

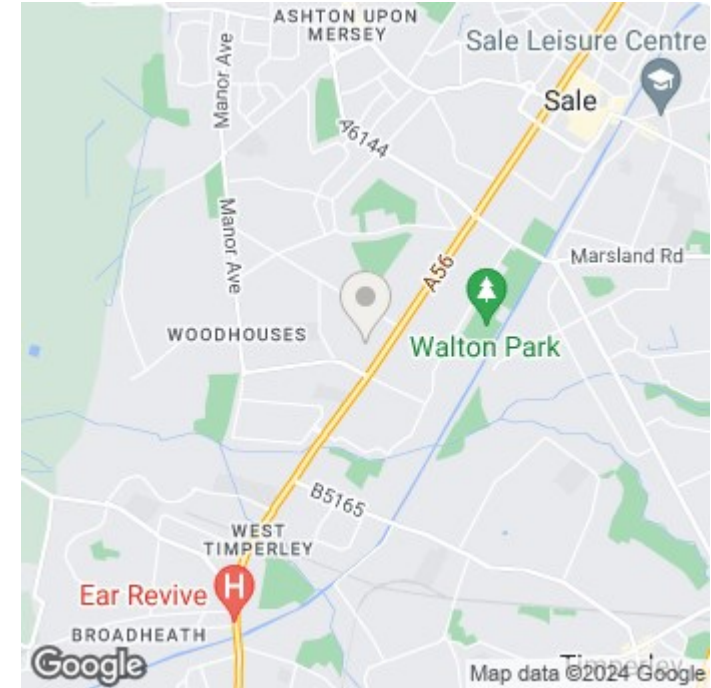
Single bedroom with window to front aspect. Carpeted flooring, ceiling light point and radiator. Benefitting from fitted wardrobes.

Bathroom

Four piece suite comprising; low level WC, bathtub, cubicle corner shower and hand wash basin. Windows to side aspect.

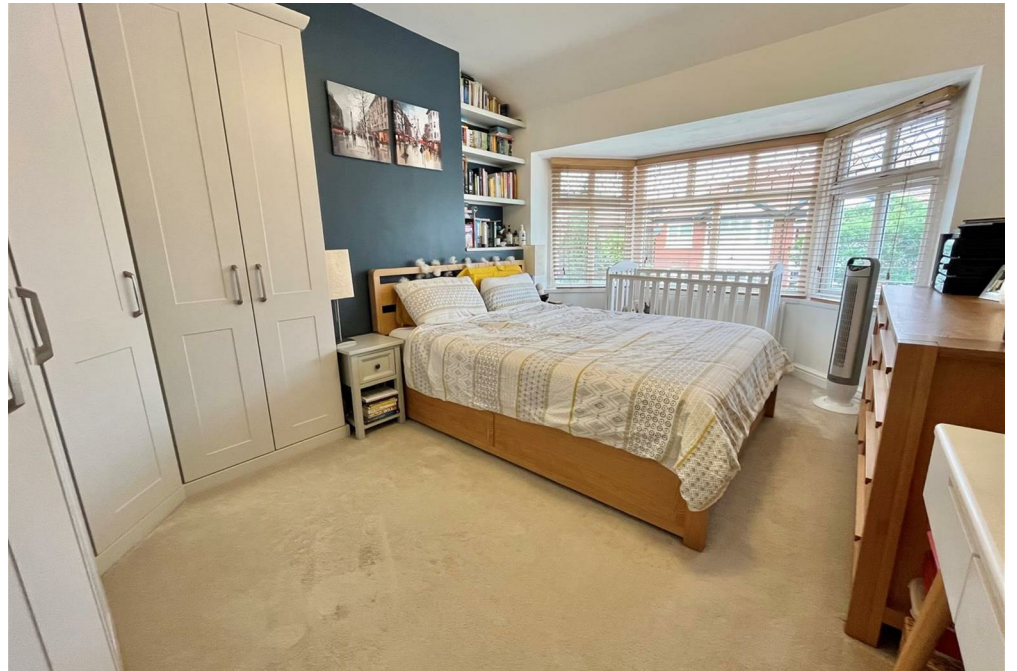
Externally

To the front, a driveway providing off road parking and gated access down the side of the house to the detached single garage. To the rear a generous garden mainly laid to lawn with a secure panelled fencing enclosure and a patio area.

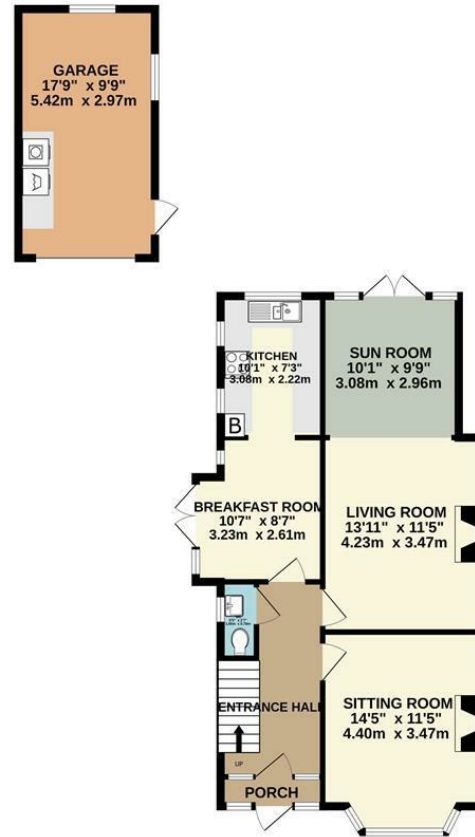


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

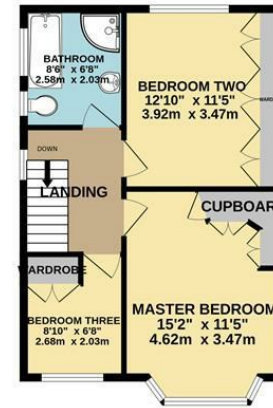
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1352 sq.ft. (125.6 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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