



10 Gordon Avenue, Sale, M33 6LD

Mid terrace period property ideally situated for the local schools, shops and amenities of Sale. Briefly comprises; sitting room through to dining room, kitchen with access to the rear yard. To the first floor there are two generous sized bedrooms and a large shower room that could be converted into a bathroom. call now to view! Freehold. EPC Rating TBC

£265,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Sitting / Dining Room

24'2" x 11'10"

Spacious open plan sitting dining room with windows to front and rear aspect. Carpeted flooring, ceiling light point and radiators.

Externally

Enclosed rear yard with gated access to alley at the back. On street permitted parking.

Kitchen

13'1" x 6'2"

Bedroom One

10'4" x 10'2"

Double bedroom with window to front aspect. Carpeted flooring, ceiling light point and radiator.

Bedroom Two

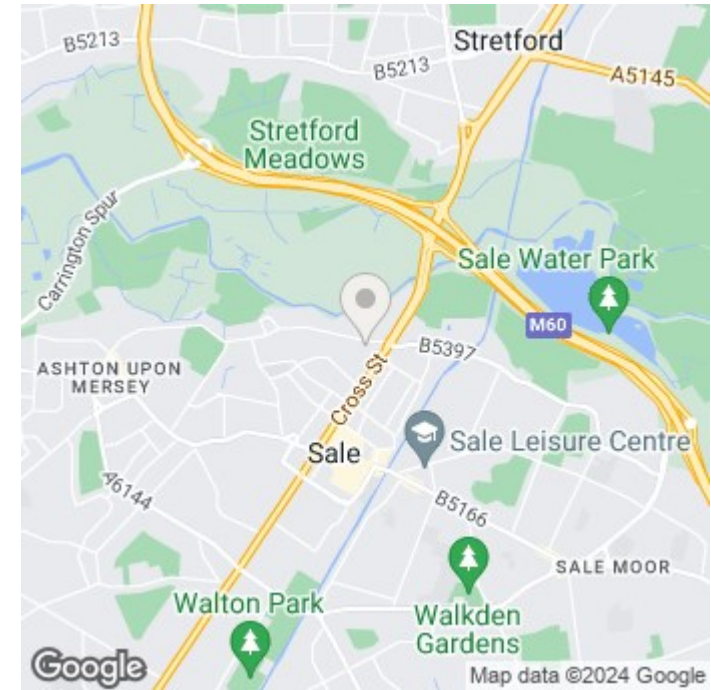
11'9" x 7'2"

Smaller double bedroom with window to rear aspect. Ceiling light point and radiator.

Shower Room

6'9" x 6'2"

Fitted with corner cubicle, WC and pedestal hand wash basin.

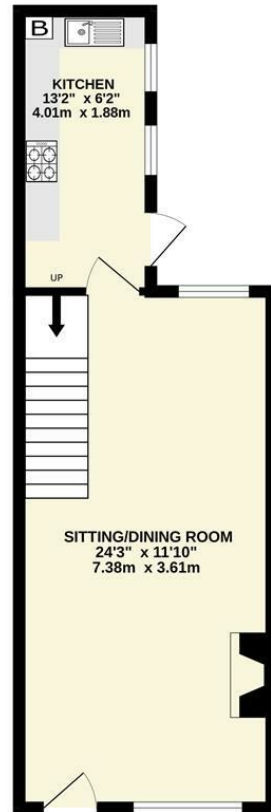


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

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

