



7 Newgate Road, Sale, M33 4NQ

£300,000

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Jordan fishwick

- Semi-Detached
- Large Garden
- Popular, Quiet Location
- Council Tax Band B
- Two Double Bedrooms
- Driveway for Multiple Cars
- EPC Rating Awaited
- Freehold

Two double bedroom semi-detached property situated on a larger than average plot with potential to create further living space (subject to planning permission). Within proximity to excellent local schools, transport links and amenities, this home is bound to appeal to a range of buyers including first time buyers, buy to let investors and downsizers.

The ground floor comprises: porch with storage space, light and airy lounge with open staircase to the first floor, kitchen diner rear of the property with door out onto the rear garden, The first floor reveals two double bedrooms, with fitted wardrobes to bedroom one, and three piece fitted bathroom suite with airing cupboard housing the hot water tank.

The property is warmed by a conventional gas boiler in the kitchen and fitted with UPVC double glazing.

Externally, there is a tandem driveway for multiple vehicles, lawned garden and gated access down the side of the property to the rear. The rear garden is mainly laid to lawn with patio seating area, and mature planted borders.

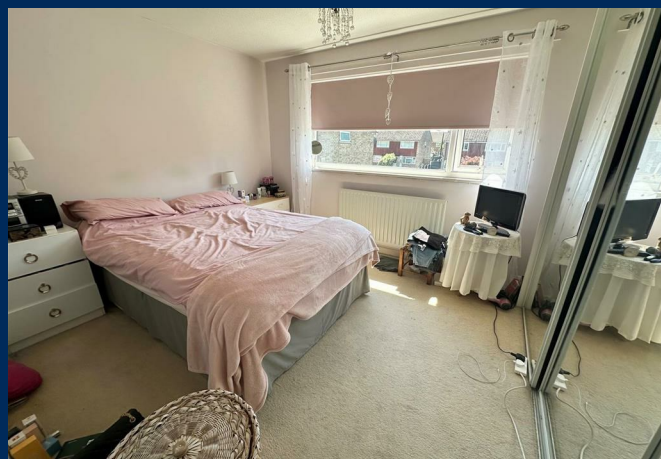
CALL NOW TO VIEW!

EPC Rating Awaited. Council Tax Band B. Freehold.

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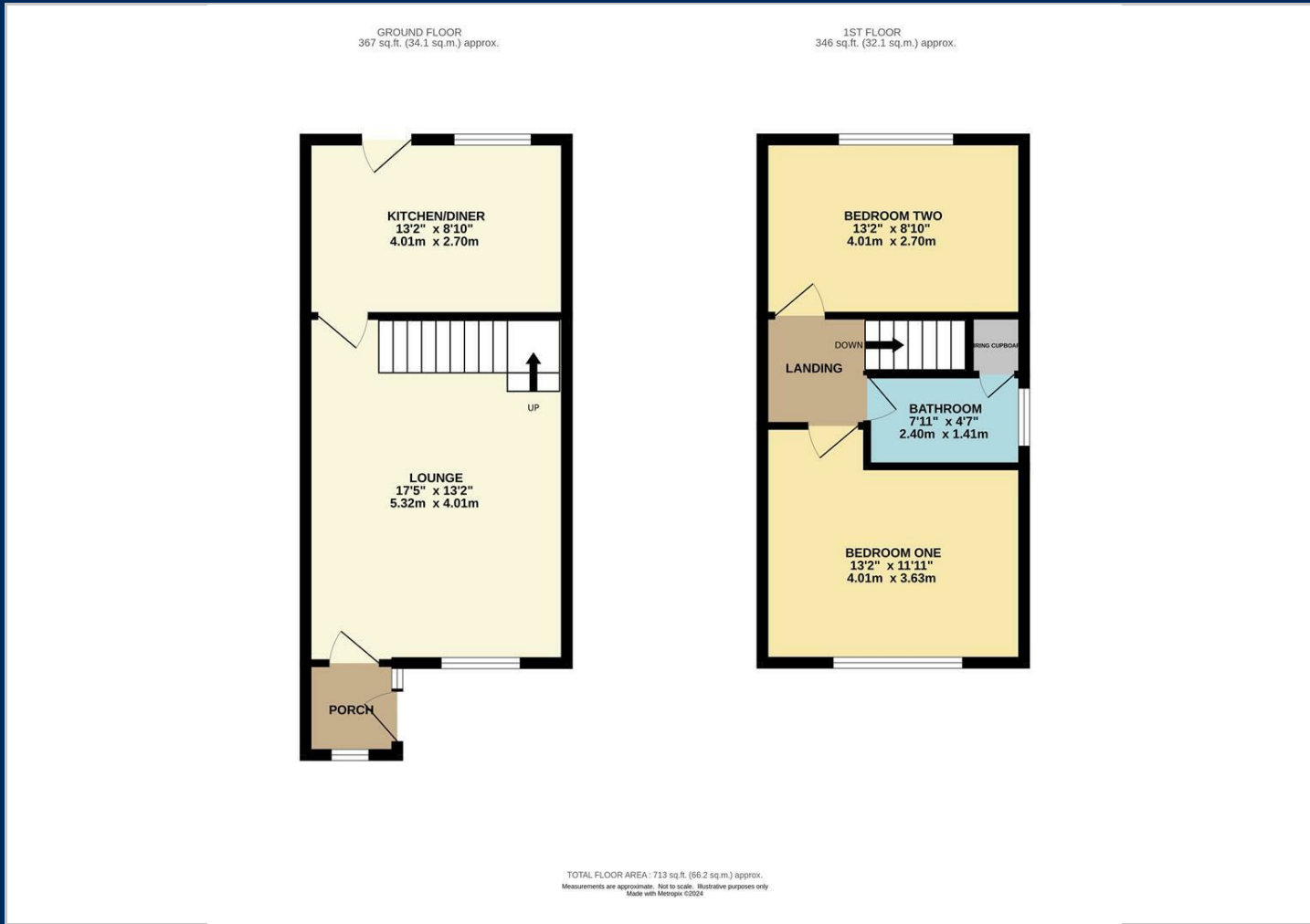
Porch	4'7" x 4'7" (1.4 x 1.4)
Lounge	13'1" x 17'4" (4 x 5.3)
Kitchen Diner	8'10" x 13'1" (2.7 x 4)
First Floor	
Bedroom One	9'10" x 13'1" (3 x 4)
Bedroom Two	13'1" x 8'10" (4 x 2.7)
Bathroom	7'10" x 4'7" (2.4 x 1.4)



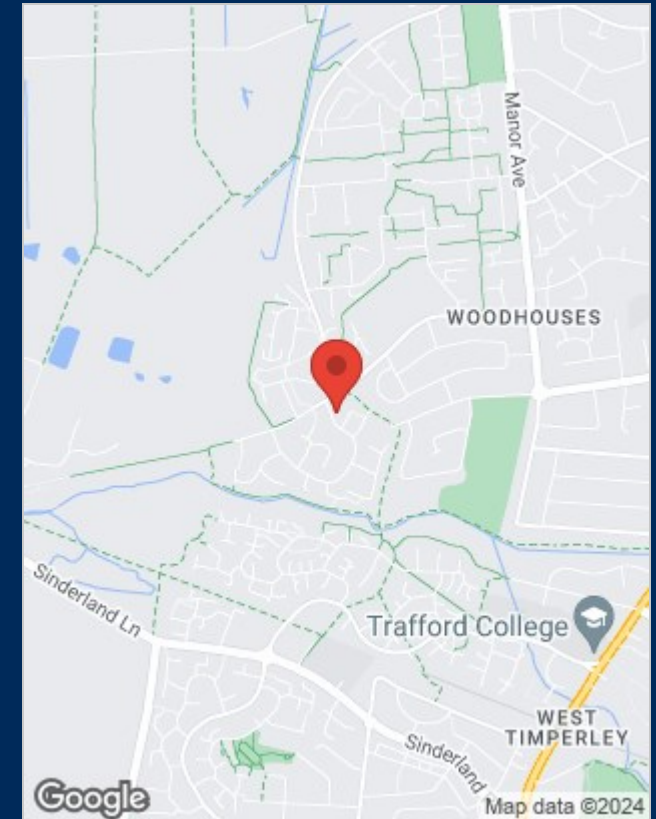




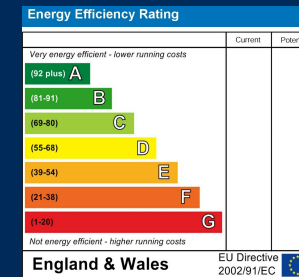
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.