



2 Almond Drive, Sale, M33 5QZ

£625,000

www.jordanfishwick.co.uk





Jordan fishwick

- Four Bedroom Detached
- Over 1400 sqft
- Enclosed Garden
- Freehold
- Council Tax Band E

- Built in 1990's
- Driveway for Multiple Cars
- Ensuite Shower Room
- EPC Rating C

Extended Four Bedroom Detached family home situated on a quiet cul de sac, within close proximity to Ashton on Mersey Village, excellent schools, parks, amenities and transport links.

Built in the mid 1990's, the property benefits from spacious accommodation throughout with scope for further changes to suit a purchaser's requirements.

The ground floor comprises: fitted kitchen, lounge/dining room, sitting room with doors to the garden, utility room with WC and further versatile room currently used as an office. Staircase leading to the first floor which reveals four well proportioned bedrooms with ensuite shower room to the master and modern family bathroom. Externally, there is a large paved driveway to the front, access round both sides of the property to the rear garden. The rear garden is mainly laid to lawn with patio seating area, enclosed with timber fencing and views over the rugby fields beyond. Complete with large shed with hard standing, great for garden storage.

Freehold. Council Tax Band E. EPC Rating C.

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Ground Floor

Kitchen	9'6" x 10'9" (2.9 x 3.3)
Lounge/Diner	22'3" x 10'5" (6.8 x 3.2)
Sitting Room	11'9" x 11'1" (3.6 x 3.4)
Office	7'6" x 16'4" (2.3 x 5)

First Floor

Bedroom One	11'9" x 21'7" (widest points) (3.6 x 6.6 (widest points))
Ensuite	6'6" x 6'6" (2 x 2)
Bedroom Two	12'5" x 10'7" (3.8 x 3.25)
Bedroom Three	12'1" x 7'10" (3.7 x 2.4)
Bedroom Four	9'6" x 7'2" (2.9 x 2.2)
Bathroom	7'10" x 8'10" (2.4 x 2.7)



Why take a risk?
Sell Smarter

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Floor Plans



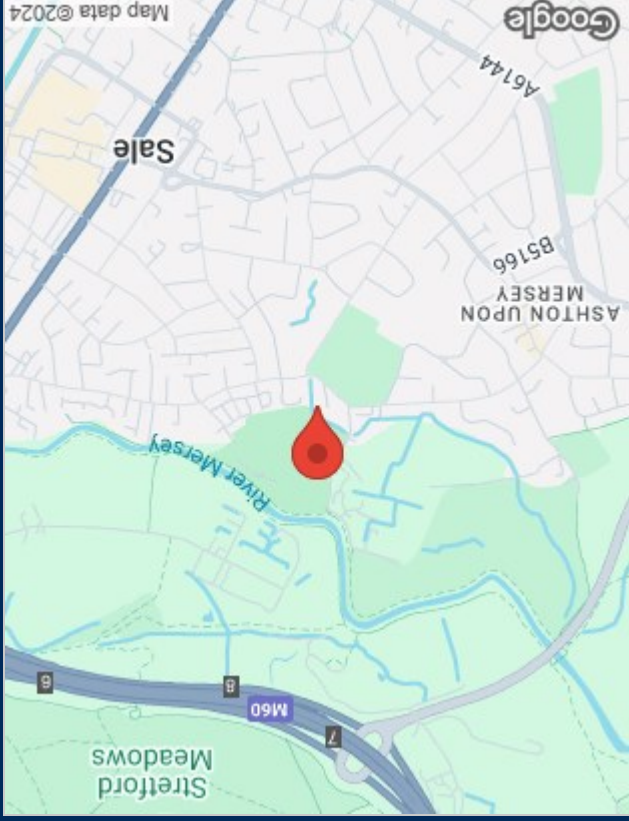
Viewing

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, or do not constitute, any part of a contract. Purchasers should satisfy themselves as in good working order. Purchasers should satisfy themselves as in good working order. 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.

Energy Efficiency Rating	
Current	Possible
A (92 Plus)	A (92 Plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Energy Performance Graph



Location Map