



*jordan fishwick*

## 4 Swalecliff Avenue, Manchester, M23 9DJ

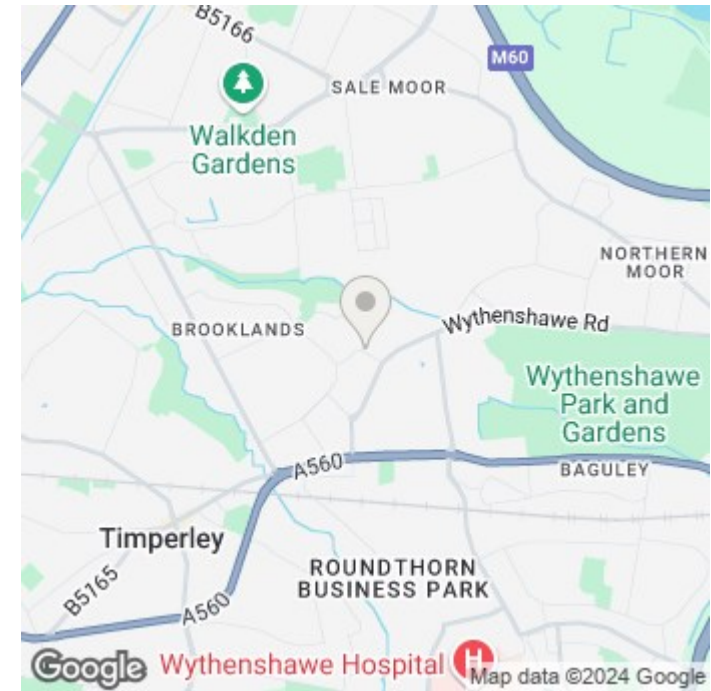
Three bedroom end terrace property situated in a popular residential area within close proximity to various amenities and good schools. Well presented throughout, the property comprises: entrance hall, kitchen, lounge with doors to the garden, utility/dining room, three well proportioned bedrooms and family bathroom. Externally, the property boasts block paved driveway to the front and enclosed lawned garden to the rear.  
Council Tax Band A. EPC Rating D. Freehold.

**£270,000**

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

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

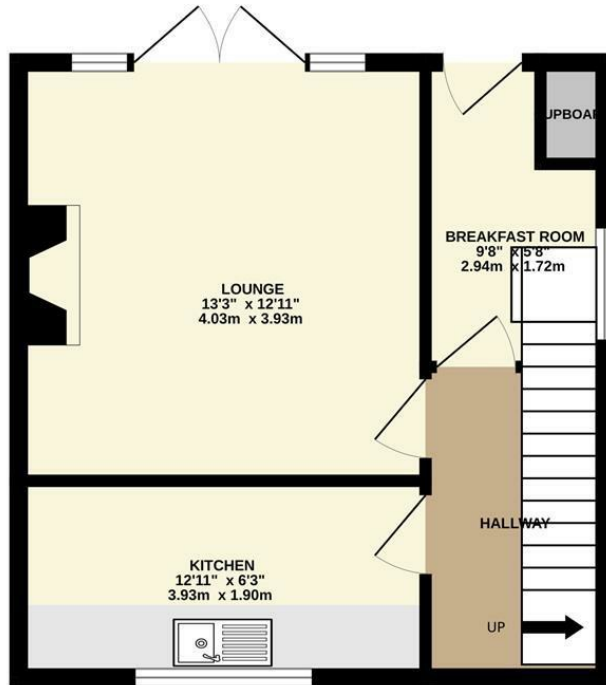


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	60	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

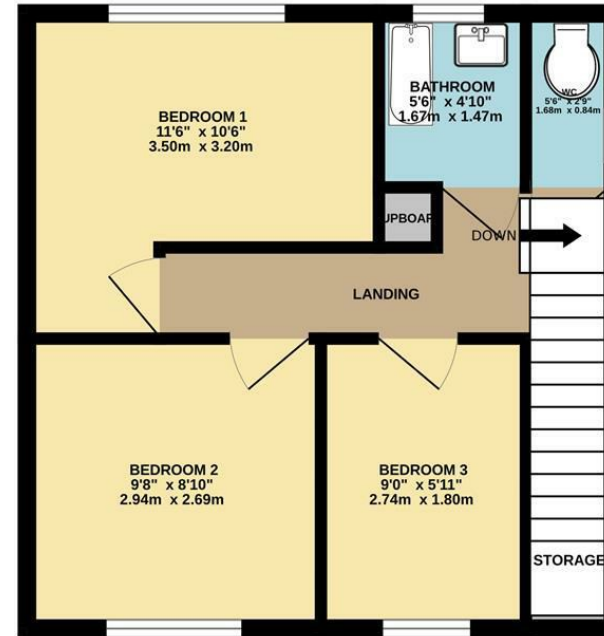
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly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



GROUND FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 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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