



**Meadows Road, Sale, Cheshire, M33**

**Offers Over: £385,000**

*Freehold*



## Meadows Road, Sale, Cheshire, M33

This period Mid Terrace home is perfectly located close to Sale Town Centre and within walking distance to transport links, popular schooling and within easy reach of motorway networks. This home would be a perfect purchase for first time buyers, buy to let investors or professional couples.

The accommodation comprises living room with feature fireplace, leading through to a spacious dining room, fitted kitchen with a range of base and eye level units and access to the rear. This home also benefits from a utility area and a downstairs WC, Three bedrooms, two doubles, one single and a modern family bathroom.

Externally there is on street permit parking and a good size paved yard to the rear with space for outdoor storage and garden furniture and on street permit parking.

### Room Sizes:

#### Ground Floor

Living Room – 3.82m x 3.30m

Dining Room – 4.40m x 4.40m

Kitchen – 3.00m x 3.00m

#### First Floor

Bedroom One – 3.30m x 4.40m

Bedroom Two – 3.90m x 2.75m

Bedroom Three – 2.70m x 2.80m

Bathroom - 2.10m x 2.00m

- Freehold
- Ground rent £3 every 6 months
- EPC Grade D
- Council Tax Band B









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.