



# 18 Waverley Road, SALE, Cheshire, M33 7AX

\*NO ONWARD CHAIN\* Nestled on the charming Waverley Road in Sale, this delightful terraced house offers a perfect blend of comfort and style. As you step inside, you are welcomed by a spacious living area that features an open plan design, seamlessly connecting the living and dining spaces. This layout is ideal for both entertaining guests and enjoying quiet evenings at home.

The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. Each room is filled with natural light, creating a warm and inviting atmosphere. The well-appointed bathroom adds to the convenience of this lovely home.

One of the standout features of this property is the deceptively large westerly facing rear garden. This outdoor space is perfect for gardening enthusiasts, family gatherings, or simply enjoying a peaceful afternoon in the sun.

Waverley Road is known for its friendly community and picturesque surroundings, making it an excellent choice for families and professionals alike. With its charming character and spacious interiors, this terraced house is a wonderful opportunity for anyone looking to settle in Sale. Don't miss the chance to make this lovely property your new home.

## £325,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Hallway

A welcoming hallway with warm wooden flooring and neutral walls, leading towards the staircase and further into the home, creating a bright and airy entrance space.

#### Living Area

9'7" x 9'5"

A charming living area with a front facing window with plantation shutters that softly filter natural light. The room is enhanced by a classic fireplace with a wooden surround, wooden flooring, and neutral walls that create a cosy yet elegant atmosphere.

#### Dining Area

14'11" x 10'11"

An inviting dining area with wooden flooring that flows seamlessly from the living area. This space benefits from natural light through patio doors leading out to the garden.

#### Kitchen

9'5" x 7'0"

A well-appointed kitchen with light-coloured cabinetry and dark countertops. Natural light streams in from the window above the sink, highlighting the clean, fresh design. The kitchen includes built-in appliances and has a practical layout with wood-effect flooring that complements the overall look.

#### Bathroom

9'5" x 7'0"

A spacious bathroom with a white suite including a bath with a shower screen, toilet, and pedestal sink. The room features wood-effect flooring and white tiled walls, creating a bright and fresh environment. Built-in storage cupboards add practicality.

#### Bedroom 2

12'11" x 9'1"

A good sized double room with views over the rear garden.

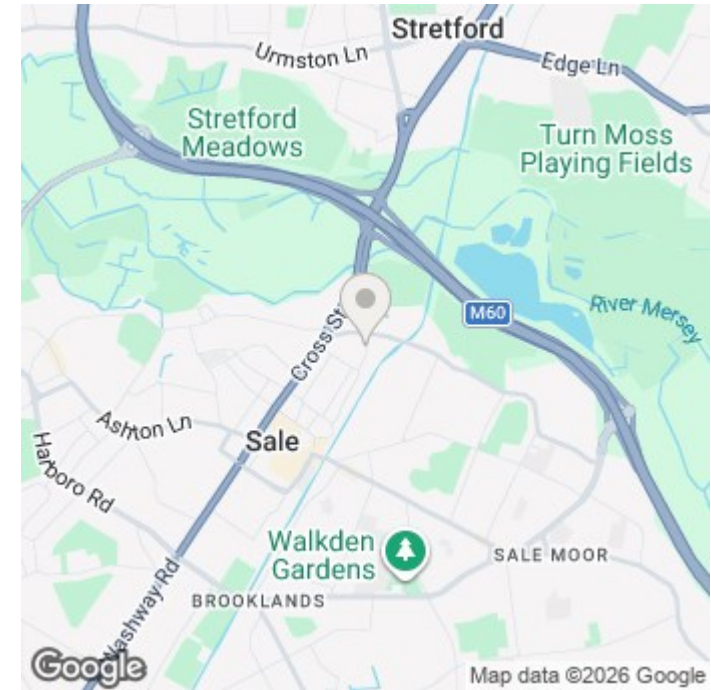
### Bedroom 1

14'2" x 11'5"

A great sized bedroom that benefits from natural light through a window with fitted plantation shutters overlooking Waverley Road

### Rear Garden

A neatly maintained sunny rear garden with a paved patio area immediately outside the property, extending to a decorative gravel section. The westerly facing garden is enclosed by fencing and features a garden shed, creating a private outdoor space suitable for relaxing or dining al fresco.

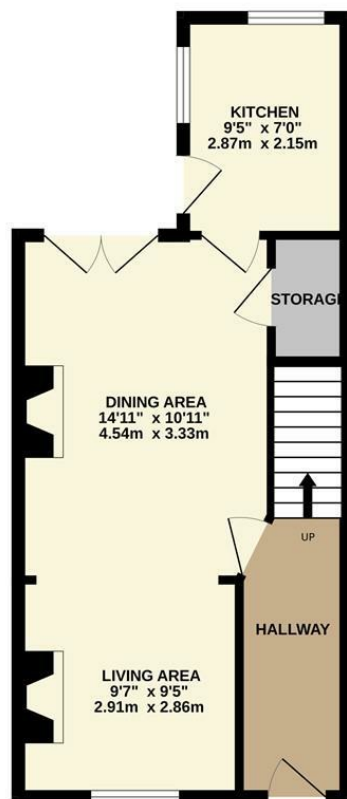


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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