



19 Buckfast Road, Sale, M33 5QB

£525,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

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# jordan fishwick

- NO CHAIN
- Sought After Location
- High Specification Throughout
- Driveway Parking for Multiple Vehicles
- 3-Bedroom Detached Family Home
- Four Reception Rooms
- South Facing Large Rear Garden
- EPC - D Council Tax Band - E (Trafford)

NO ONWARD CHAIN.

A beautiful three-bedroom detached family home, refurbished to a high standard throughout and boasting a substantial private rear garden.

Within walking distance of Ashton on Mersey Village which offers a range of shops, eateries and bars. A short drive to Carrington Spur which gives access to the M60. A fantastic location.

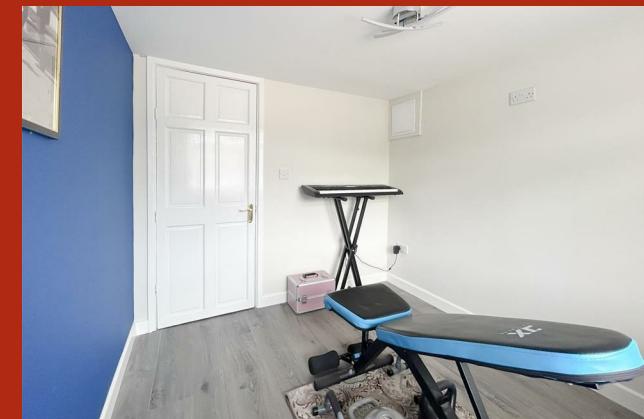
The property briefly comprises; Entrance porch opening to the internal hall, spacious lounge with feature fireplace and double-glazed doors opening to the rear garden, flooding the house with natural light. Fully fitted modern kitchen with a range of gloss grey base and eye level units with contrasting worktops and space for appliances. Separate dining room. The garage has been converted into a down stairs office/bedroom along with another room, currently a home office, that has all the pipe work boxed into the wall ready to be converted into a downstairs bathroom.

To the first floor; Two double bedrooms, one of which benefits from built in wardrobes. Single bedroom and modern 3-piece suite family bathroom with shower over the bath.

Externally, the property is approached via a block paved driveway providing off street parking for multiple cars and a beautifully maintained lawned area. The rear garden is a south facing, manicured laid lawn with paved patio area, stretching over 135 feet long.

A fantastic family home and viewing is highly recommended.

EPC rating - D Council Tax Band - E (Trafford)

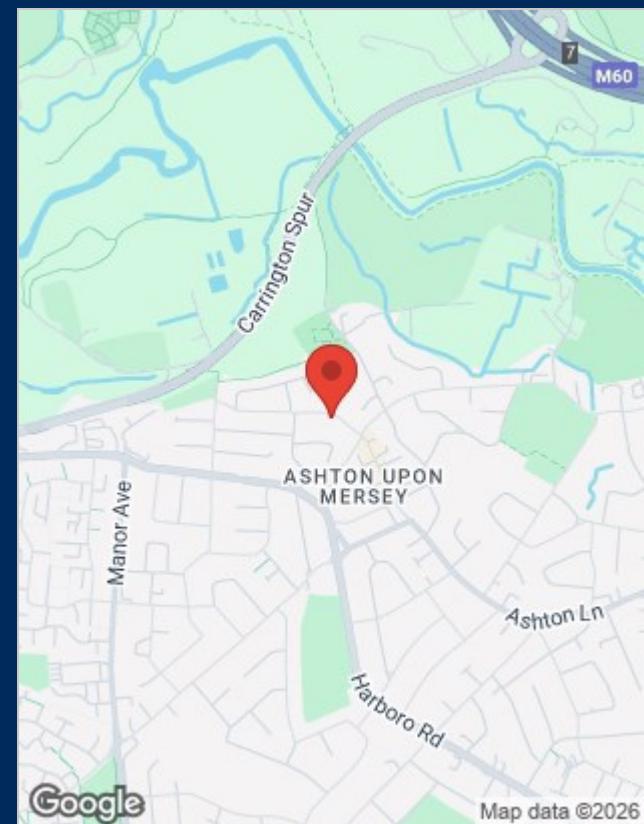




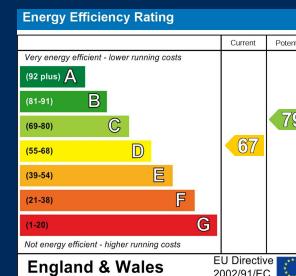
## Floor Plans



## 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.