



Firtree Avenue, Sale, M33

Asking Price Of £275,000

Property Features

- Three Bedroom Semi-Detached
- Off Road Parking for Two Cars
- Private Rear Garden with Patio Area
- Modern Kitchen and Bathroom
- uPVC Double Glazed Throughout
- Fully Redecorated and Refurbished
- Two Storey Extension to the Side Elevation
- Grammar School Catchment Area
- Gas CH

Full Description

ENTRANCE HALL

uPVC double glazed front door and a large uPVC double glazed window to the side aspect. Panelled doors lead to the Lounge and Dining Room.

STUDY

6' 11" x 5' 1" (2.11m x 1.55m)

The porch leads on to a newly remodeled study.

DINING ROOM

9' 9" x 5' 1" (2.97m x 1.55m)

This part of the property is an extension which adds a perfect dining room space, with contemporary tiled flooring and a uPVC double glazed window to the front aspect.

KITCHEN/DINER

17' 10" x 8' 11" (5.44m x 2.72m)

A truly stunning and newly installed, modern kitchen, fitted with modern base and eye level units with



chrome 'T-Bar' handles and dark worktops over. Inset with stainless steel sink bowl, integrated stainless steel electric oven and matching four ring induction hob and extractor over. Also integrated, a fridge freezer, space and plumbing for a washing machine and dishwasher. A great sized kitchen with tiled floor, a uPVC double glazed window to the rear of the property and a uPVC double glazed door providing garden access.

LOUNGE

14' 1" x 12' 9" (4.29m x 3.89m)

Carpeted floor, uPVC double glazed window to the front aspect, staircase rising to the first floor, and a panelled door to the kitchen

MASTER BEDROOM

18' 8" x 6' 6" (5.69m x 1.98m)

Another large double room with uPVC double glazed windows to front and rear aspects and loft access point.

BEDROOM TWO

10' 9" x 6' 11" (3.28m x 2.11m)

A spacious third bedroom with uPVC double glazed window to the rear aspect overlooking the gardens, carpeted floor and a useful storage cupboard.

BEDROOM THREE

11' 4" x 11' 4" (3.45m x 3.45m)

This bedroom includes a useful storage cupboard, a uPVC double glazed window to the front and the rear aspects.

BATHROOM

The bathroom boasts a modern white suite with chrome fittings, a panelled bath with fitted shower head over, and glass shower screen. Lower level W/C with push button flush, pedestal hand wash basin, chrome wall mounted heated towel rail, frosted uPVC double glazed window to the rear, and full floor to ceiling tiled walls and halogen spotlights to the



EXTERNAL

To the front of the property there is a driveway, providing ample parking for two cars.

The rear garden is accessed via the kitchen and is of a good size, with lawned garden and a patio area to the rear.

ceiling.



GROUND FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,

DIRECTIONS

Head north-east on The Downs towards Ashley Road. Turn left onto Railway Street and continue for 0.5 miles. Continue over the junction onto Barrington Road, then, at the end of the road turn right onto Manchester Road. Follow for 1.3 miles then turn left onto Woodhouse Lane. At the roundabout, take the 3rd exit onto Manor Avenue. Continue to the next roundabout and take the 1st exit onto Firs Way. Turn right onto Firtree Avenue. Your destination will be on the right.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements