

Firs Road, Sale



**REDSTONES**







# Firs Road, Sale, M33 5FH

## £240,000

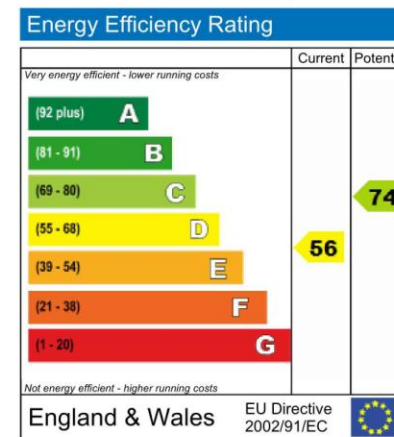
Impressive sized accommodation situated within easy walking distance of Ashton-on-Mersey village and excellent local schools. Fantastic corner plot offering 3 good sized bedrooms, bay fronted dining room, fitted kitchen, fully tiled bathroom and off road parking. Viewing highly recommended.

**Viewing strictly by appointment.**

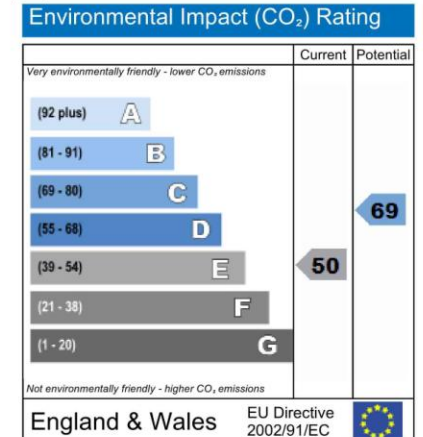
0161 883 1778 [hale@redstones.co.uk](mailto:hale@redstones.co.uk)



This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

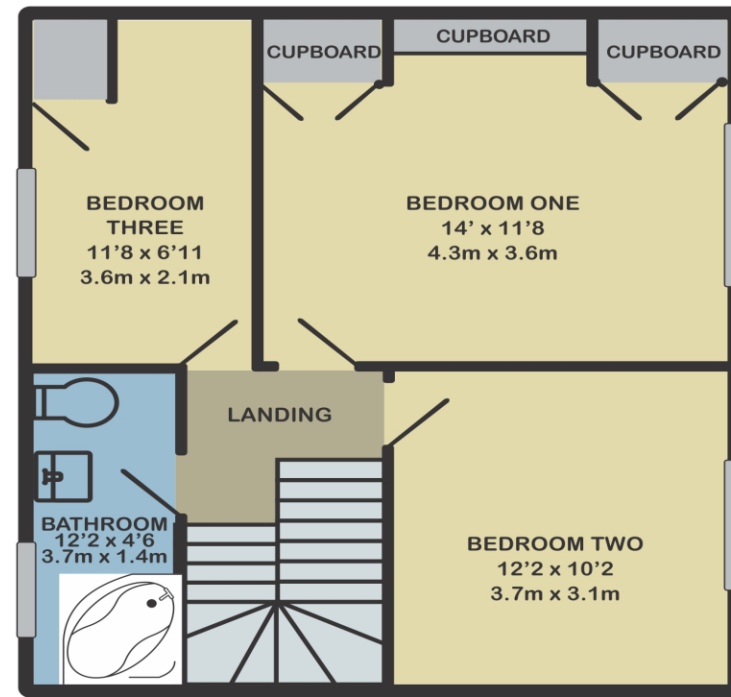


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.



**GROUND FLOOR**

**APPROX FLOOR  
AREA 49.9 SQ.M.  
(537 SQ.FT.)**



**1ST FLOOR**

**APPROX FLOOR  
AREA 48.0 SQ.M.  
(516 SQ.FT.)**

**TOTAL APPROX. FLOOR AREA 97.9 SQ.M. (1053 SQ.FT.)**

IMPORTANT NOTICE – In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property, their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture or fittings are included in any sale. Lease details, service charges and ground rent (where applicable) have been provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

