

Approx Gross Floor Area = 843 Sq. Feet
= 78.15 Sq. Metres



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Tavistock Road | Sale
Offers Over £275,000



88 School Road | Sale | M33 7XB
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Bedrooms 3	Bath 1	Reception 1	Parking here	Area 818.00 sq ft	Type here

- BATHROOM WITH SHOWER OVER BATH
- GAS CENTRAL HEATING - BOILER REPLACED
- GENEROUS REAR GARDEN
- GREAT LOCATION FOR SCHOOLS
- RE-FITTED WINDOWS AND DOORS
- LOUNGE WITH DOORS TO GARDEN
- GOOD SIZED KITCHEN/DINING ROOM
- THREE BEDROOM SPACIOUS PROPERTY
- WALKING DISTANCE TO ASHTON-ON-MERSEY VILLAGE

Hibbert Homes (Sale) are pleased to present this ****THREE BEDROOM**** family home to the sales market. A deceptively spacious property offering plenty of scope to extend at the rear (subject to planning). Situated in this popular part of Sale just off Manor Avenue with local amenities on your doorstep and within reach of excellent schools. The property occupies a generous plot, with a good-sized block paved driveway available to accommodate a number of cars for off-road parking. The property has benefitted from re-fitted windows and front and rear doors. To the ground floor, access via composite front door into hallway with carpeted stairs rising to the first-floor landing, lounge to the rear with double doors leading onto the patio area at the rear, and kitchen/diner. On the first floor, there are three good-sized bedrooms and a family bathroom with a shower over the bath. To the rear of the property, there is a great-sized fully enclosed garden and access along the side of the property, leading to the front.

