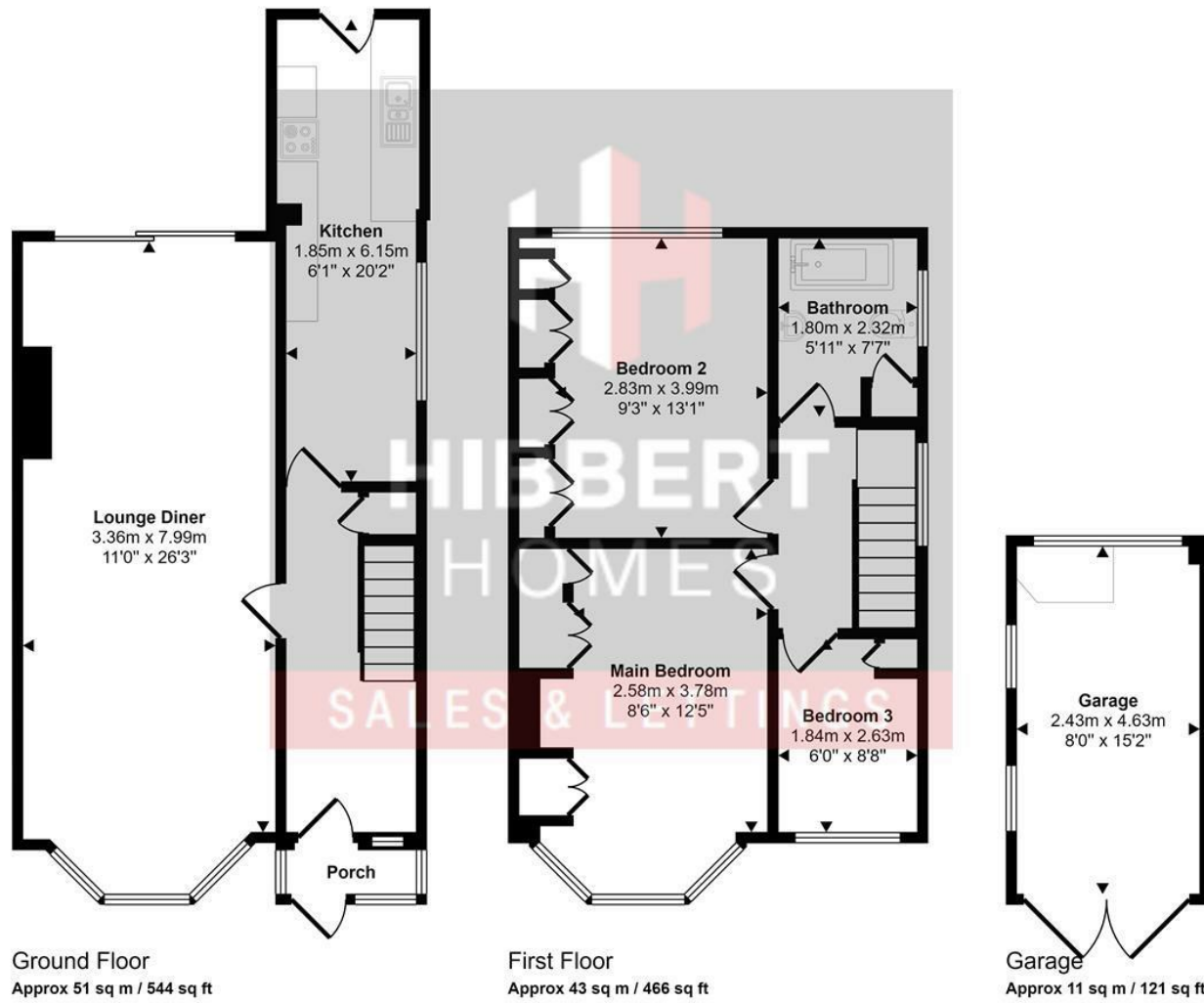


Approx Gross Internal Area  
105 sq m / 1131 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 63                      | 76        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Rydal Avenue | Sale  
Offers Over £425,000



88 School Road | Sale | M33 7XB  
 t: 0161 973 4955  
 e: sale@hibberthomes.com  
 www.hibberthomes.com

| Bedrooms 3 | Bath 1 | Reception 1 | Parking here | Area sq ft | Type here |
|------------|--------|-------------|--------------|------------|-----------|
|            |        |             |              |            |           |

- Three Bedrooms
- Semi-Detached
- Close to Outstanding Schools and Transport Links
- Private South Facing Garden
- Off Road Parking
- One Bathroom
- 1131 Sqft
- Quiet Location
- Large Garage
- NO CHAIN

A superb three bedroom semi-detached family home within easy walking distance of Ashton Park, Sale town centre and outstanding schools. The property expands to 1131 Sqft comprising; Entrance porch and hallway, open plan living space and breakfast kitchen to the ground floor. There are three good size bedrooms and a family bathroom to the first floor. Externally to the rear is a delightful and private South facing garden mainly laid to lawn with patio areas. Detached garage with electricity points. To the front of the property is ample off road parking. A great property with potential to enhance in the future if needed. No Chain. EPC - D.

