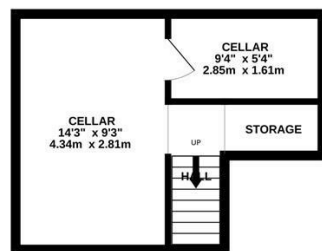
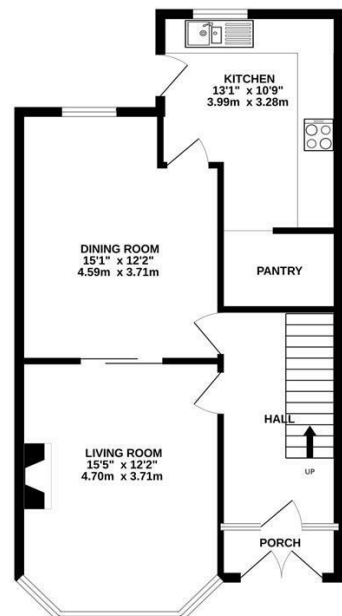


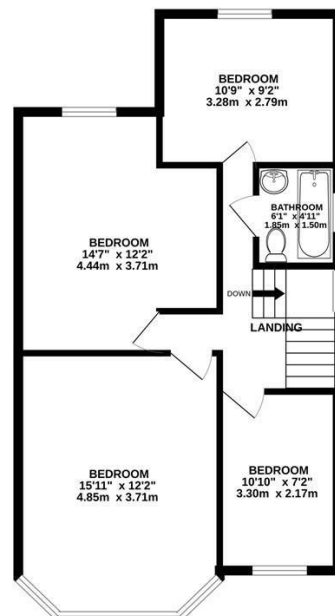
BASEMENT
231 sq.ft. (21.4 sq.m.) approx.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 1481 sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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SALES & LETTINGS

Bedrooms 4

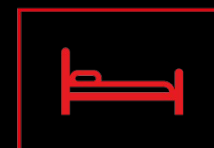
Bath 1

Reception 2

Parking here

Area
1250.00 sq ft

Type here



- Impressive Victorian Semi Detached Home
- In Need Of Modernisation Throughout
- Highly Desirable Location
- Close To Sale Town Centre
- Viewing Highly Recommended
- Off Road Parking To The Rear
- Close To Local Schools

Hibbert Homes are proud to present this four bedroom Victorian semi detached, Located within close proximity to Sale town centre and the Sale Metrolink. The property is in need of a renovating however there is a fantastic opportunity to put your own stamp on it. The property would be a perfect family home as it is close proximity to the local schools, parks, shops and has excellent transport links.

The property comprises: Entrance hall, living room, dining room, kitchen and pantry. To the first floor there is a landing, four bedrooms and a bathroom. Externally the property has a gated entrance with a patio leading to the front of the property. To the rear of the property there is access to cellar, patio area, lawn and parking for two cars.

