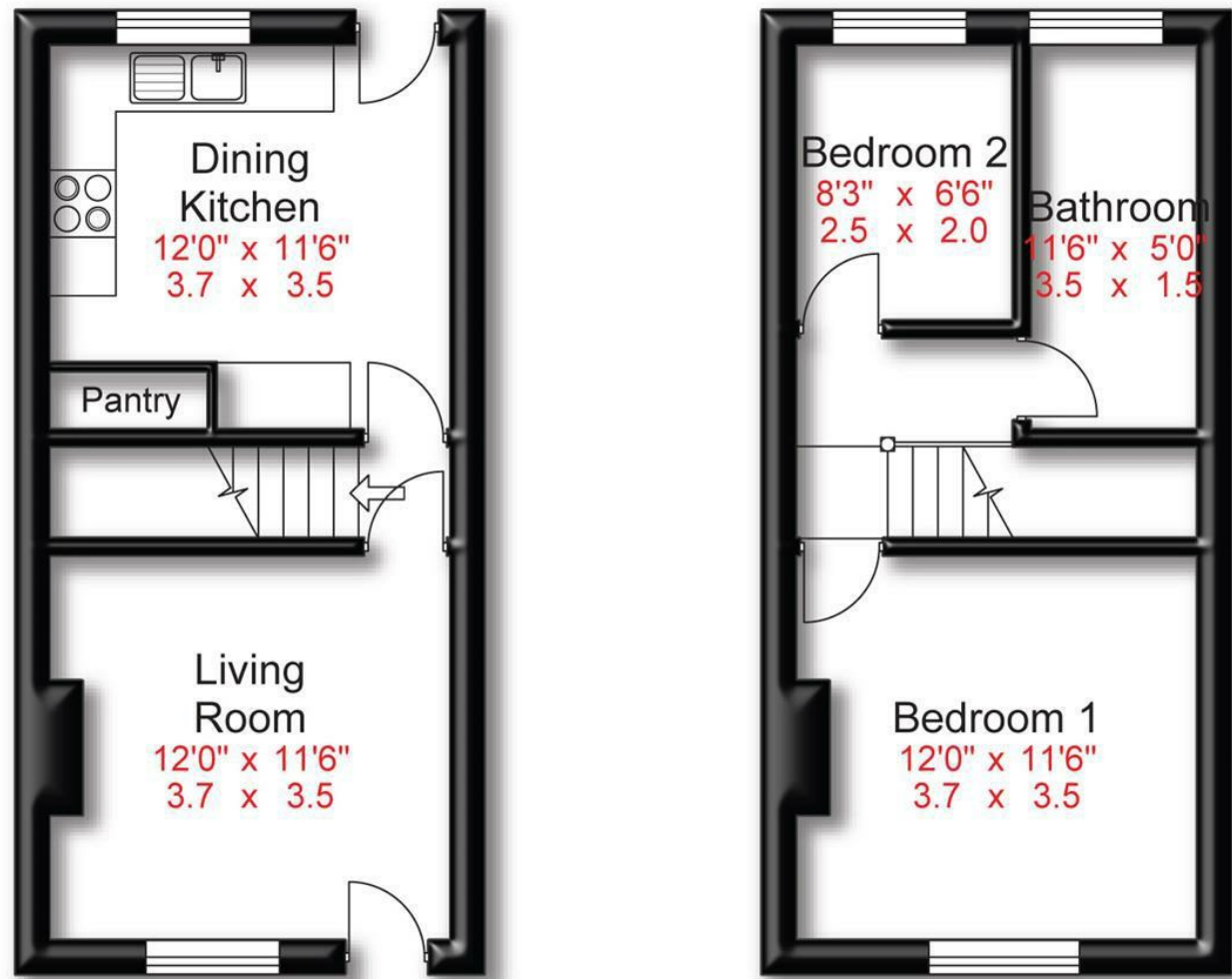


Approx Gross Floor Area = 642 Sq. Feet



Ground Floor

First Floor



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	



Sycamore Street |  
Asking Price £285,000



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

Bedrooms 2	Bath 1	Reception 1	Parking here	Area sq ft	Type here

- Walking Distance To Sale Moor Village
- Excellent Transport Links Including Motorway Links & Sale Metro link
- Enclosed Rear Garden
- Period Terrace

- Close to the Local Schools
- Highly Desirable Location
- Ideal For A First Time Buyer
- Two Bedrooms

Hibbert Homes is proud to present this two bedroom mid terrace property located in the popular Sale Moor Village. The property is ideally located within walking distance to shops, bars, restaurants also the property is close to local schools and has easy access to the motorway and the metro link meaning there is easy access to and from the City Centre. As well as all of the above the property is also close to local parks such as Sale water park. The property is ideal for first time buyers or a buy to let investor and a viewing is highly recommended.

The property comprises; Living Room, Kitchen/Dining Room with a door leading out to an enclosed garden. The first floor has a landing, two bedrooms and a four piece bathroom suite. The garden to rear has fenced boundaries and a decked patio area and paved area with a shed for storage.

