



Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</b>			
(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		



Albert Road |

Asking Price £800,000



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

Bedrooms 4	Bath 3	Reception 3	Parking here	Area 2575.00 sq ft	Type here

- Stunning Period Home
- Off Road Parking For Multiple Cars
- Close To The Local Schools
- Ideal Family Home
- Cellars/Garage/Garden

- Four Bedrooms
- Walking Distance To Sale Town Centre
- Double Garage
- No Chain
- Cul De Sac Location

**\*\* OFFERED WITH NO ONWARD CHAIN\*\***

Hibbert Homes are proud to present to market this four bedroom semi detached period property with double garage and private south/west facing garden. This family home sits in a quiet location close to Sale Town Centre with it's array of shops and restaurants as well as within walking distance of several highly regarded local schools. There are excellent public transport links including Sale Metrolink, bus routes and commuter access to both the M60 and M56.

This ideal family home, with many original features, is ready for a new family to put their own stamp on it. Viewing is highly recommend to appreciate the space and potential in this property.

The property comprises; Entrance hall, living room, dining room, access to cellars, kitchen/breakfast room, family room. The first floor has the family bathroom and a bedroom, Second Floor has two bedrooms, one ensuite. The third floor has the fourth bedroom with a separate bathroom. Externally the property has a large driveway with access to the garage and to the rear there is a private garden lawn and a patio area.

