



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wilford Avenue |
Offers In The Region Of
£700,000



88 School Road | Sale | M33 7XB
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SALES & LETTINGS

Bedrooms 4

Bath 3

Reception 2

Parking here

Area
1721.00 sq ft

Type here



- Extended Large Semi-Detached
- Fabulous Open Plan Living Dining Kitchen
- Two Reception Rooms
- Garden Room Cabin with Lounge, Kitchen & WC
- Landscaped Gardens
- Desirable Location
- Three Double Bedrooms
- Two Bath/Shower Rooms
- Ample Parking
- Downstairs WC

Nestled in this quiet, pretty established backwater of Brooklands, Sale, this gem of a house comes on the market after 28 years. Close to the ever popular Brooklands Primary School, 5 minute walk to the tram stop, 15 minutes to Manchester airport and lots of lovely walks and parks nearby, such a great location.

Larger than average three double bedroom semi-detached property with an additional log cabin with bedroom, bathroom and shower room. It has multiple uses such as granny flat, gym to home office.

Medium sized landscaped garden and large plot to the front suitable for 3/4 vehicles.

This house must be viewed to be appreciated!

