



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	



Woodall Close |
Asking Price £450,000



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

Bedrooms 3	Bath 1	Reception 2	Parking here	Area 1044.00 sq ft	Type here

- Extended Semi Detached Home
- Walking Distance To Sale Moor Village
- Close To The Metrolinks
- Cul De Sac Location
- Two Reception Rooms
- Easy Access To The Motorway Links

** NO CHAIN **

Welcome to this charming three-bedroom semi-detached house located in the sought after Sale Moor village. Located within a cul de sac the property is an ideal family home.

Situated in a prime location, this property is close to schools, making it perfect for families with children. Additionally, the proximity to Sale Moor Village provides easy access to local amenities and a sense of community. For those who rely on public transport, the short distance to the Metro link offers a convenient commuting option. Furthermore, the property's location provides excellent motorway links, ensuring that you can easily commute.

The property comprises; Entrance hall, living room, dining room and kitchen to the ground floor. The first floor there is a bathroom and three bedrooms. Externally there is a driveway and a front lawn and to the rear of the property there is a lawn fenced boundaries and a garage.

Don't miss the opportunity to explore this wonderful property - viewing is highly recommended to fully appreciate all that this home has to offer. Book your viewing today and step into the potential of making Woodall Close your new home sweet home.

