



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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



Northenden Road |  
Offers In The Region Of  
**£475,000**



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 1360.00 sq ft	Type here

- No Onward Chain
- Substantial Plot
- Situated Close To Sale Town Centre
- Viewing Highly Recommended

- Three Bedroom Semi Detached Home
- Potential To Extend Subject To Planning
- Close Proximity To The Metro Link
- Close To Near By Schools

**\*\* NO ONWARD CHAIN \*\***

Welcome to this charming property located on Northenden Road in Sale! This delightful house boasts two reception rooms, three bedrooms, and one bathroom and a large loft space, making it an ideal family home. The property's substantial plot offers ample space for outdoor activities, gardening, or even extending the current living space to suit your needs.

Situated within close proximity to the Metrolink, commuting and exploring the surrounding areas couldn't be more convenient. With it's prime location near Sale Town Centre, you'll have easy access to a variety of amenities, shops, and restaurants, making everyday living a breeze.

This house presents an exciting opportunity for you to put your own stamp on it, allowing you to unleash your creativity and design a home that truly reflects your style and personality.

Don't miss out on the chance to make this property your own. Give us a call to book a viewing!

