

Approx Gross Floor Area = 1146 Sq. Feet



| 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 | |



Milton Grove |
Asking Price £520,000



88 School Road | Sale | M33 7XB
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Bedrooms 3

Bath 1

Reception 2

Parking here

Area 1143.00 sq ft

Onward Chain



SALES & LETTINGS

- Stunning Three Bedroom Semi Detached Home
- Close Proximity To Local Schools
- Modern Kitchen
- Viewing Highly Recommended
- Downstairs W/C
- Walking Distance To Sale Town Centre
- Ideal Family Home
- Off Road Parking
- Easy Access To The Metro Link

Nestled in the cul-de-sac, This spacious three-bedroom extended semi-detached house presents an ideal opportunity for families. One of the standout features of this home is its prime location. Situated just a stone's throw away from Sale town centre, residents can enjoy easy access to a variety of shops, restaurants, and local amenities. Furthermore, the excellent transport links, including the nearby metro, make commuting to Manchester and beyond a breeze. Families will appreciate the close proximity to reputable local schools, including the popular Park Road school, making this property an excellent choice for those with children.

The property comprises; Entrance hall, A open plan living room/dining room, sitting room and a kitchen and a downstairs W/C. The first floor has three bedrooms and bathroom, Externally to the front there is a paved driveway and to rear of the property a lawn with fenced boundaries.

In summary, a viewing of this charming semi-detached house is highly recommended. Don't miss the opportunity to make this house your home.

