



**HIBBERT
HOMES**

SALES & LETTINGS



78 Temple Road, Sale

£415,000 Freehold

****NO ONWARDS CHAIN**** This charming two double bed semi-detached bungalow comes well-presented throughout, but ready for a course of modernisation. The property presents a superb opportunity for renovation and potential for development subject to relevant permissions. Situated in a highly sought-after part of Sale, close to great local schools, the property sits within a short stroll of Sale Moor Village with its brilliant spread of shops, cafes and pubs. Also within a short, flat walk is Sale Town Centre with all its local amenities, shops, bars and restaurants. Clarendon playing fields and the stunning Worthington Park are a short walk in the opposite direction, perfect for dog walks, picnics or letting the kids burn some energy. The house itself comes really well presented and liveable for those not looking to modernise or develop. The large, front-facing living room is a great feature of the house, and having a separate dining room and kitchen is a further benefit.

The property is approached via a beautiful front garden laid to lawn, with driveway parking for multiple vehicles and leading to the detached single garage. To the rear is an enclosed garden laid mainly to lawn and bordered by woodlap fencing. A flagged patio provides the perfect spot for outdoor dining and entertaining.

Council Tax band: D

Tenure: Freehold

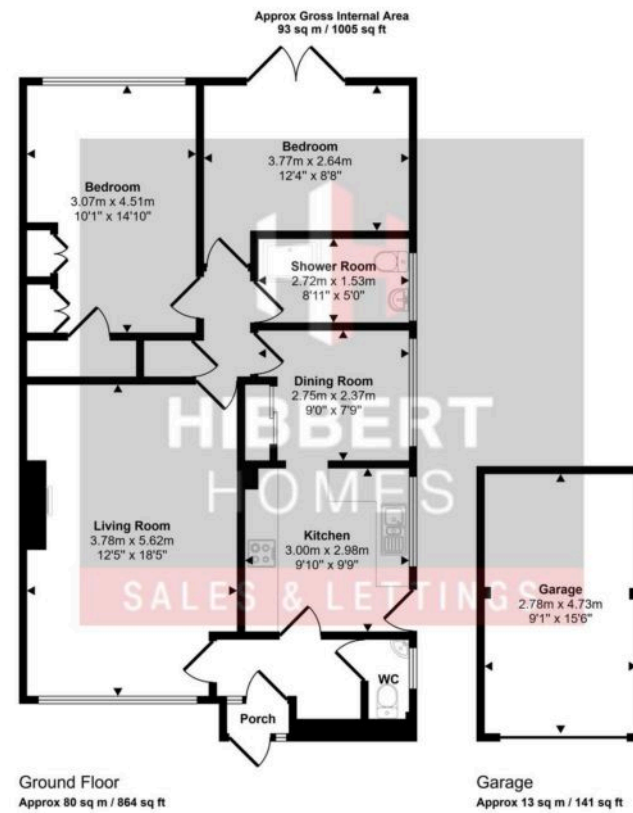
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- NO ONWARDS CHAIN
- Ready for modernisation
- Opportunity for extension (subject to permissions)
- Large living room, separate kitchen and dining room
- Two double bedrooms
- Beautiful front and rear gardens
- Driveway parking for multiple vehicles
- Detached single garage





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.

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