



## 63 Sale Road , Manchester, M23 0BL

\*NO CHAIN\* \*MODERN KITCHEN & BATHROOM\* Park Lane Estate Agents are pleased to offer For Sale this well-presented three-bedroom semi-detached house on Sale Road in Northern Moor, a highly sought-after residential location. Boasting access to a wealth of amenities such as schools, shops, restaurants, transport links and Wythenshawe Park & Gardens, this property is ideal for first-time buyers and growing families alike. The property is uPVC double-glazed throughout and warmed by gas central heating. The internal accommodation comprises entrance hall, lounge, kitchen, downstairs w.c, stairs to the first-floor landing, master bedroom, second bedroom, third bedroom and family bathroom. Externally to the front, the property boasts off-road parking and an easy-to-maintain garden. To the rear is an easy-to-maintain paved garden. Contact us now to arrange your viewing!

**Offers In The Region Of £260,000**

# 63 Sale Road

, Manchester, M23 0BL



- NO CHAIN
- CORNER PLOT
- MODERN KITCHEN & BATHROOM
- EASY ACCESS TO SCHOOLS, SHOPS, TRANSPORT LINKS & WYTHENSHAWE PARK
- OFF ROAD PARKING
- CONTACT US NOW TO ARRANGE YOUR VIEWING



[Directions](#)

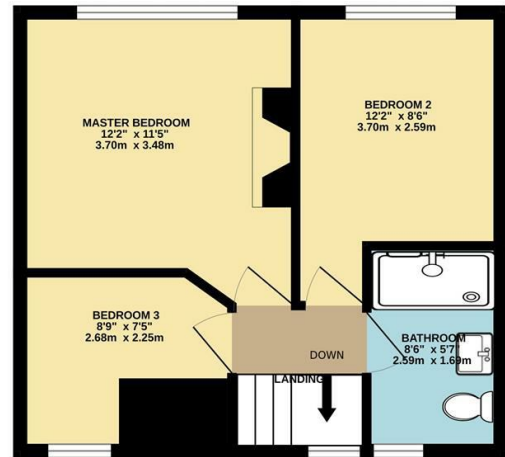


# Floor Plan

GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



THREE-BEDROOM SEMI-DETACHED

TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	