



71 Braemar Drive, Sale, M33 4WJ

Offers Over £450,000

www.jordanfishwick.co.uk





Jordan fishwick

- Four Bedroom Semi-Detached
- Driveway
- Open Plan Living
- Council Tax Band C
- Enclosed Garden
- Extended Kitchen/Diner
- EPC Rating Awaited
- 999 Year Lease from 1959

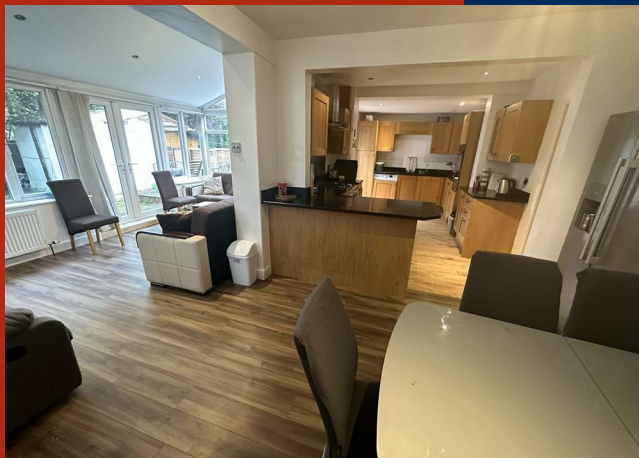
Extended four bedroom semi-detached family home situated in a popular residential location and within the catchment area of Woodheys Primary School. The family home offers spacious and sociable living throughout and benefits from a modern open plan kitchen/diner. Comprising briefly; entrance hall, lounge, downstairs bedroom with shower room, open plan kitchen/dining/living room, open to the conservatory. To the first floor there are three well proportioned bedrooms and a family bathroom. Additionally, the attic has been made into an accessible room with staircase and skylight. Externally there is a driveway providing off road parking and generous south facing rear garden with decking area for seating. Call now to view! Leasehold. Council Tax Band C. EPC Rating Awaited.

FOR INDEPENDENT MORTGAGE ADVICE CALL 01619622828

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Entrance Hall	
Living Room	16'5" x 11'10" (5 x 3.6)
Kitchen/Diner	27'7" x 9'2" (8.4 x 2.8)
Conservatory	17'4" x 11'5" (5.3 x 3.5)
Bedroom Four	10'5" x 7'2" (3.2 x 2.2)
Shower Room	
First Floor	
Master Bedroom	13'5" x 10'6" (4.1 x 3.2)
Bedroom Two	13'1" x 10'6" (4.0 x 3.2)
Bedroom Three	7'7" x 6'11" (2.3 x 2.1)
Family Bathroom	9'6" x 6'6" (2.9 x 2)
Loft Room	
External	
Tenure	





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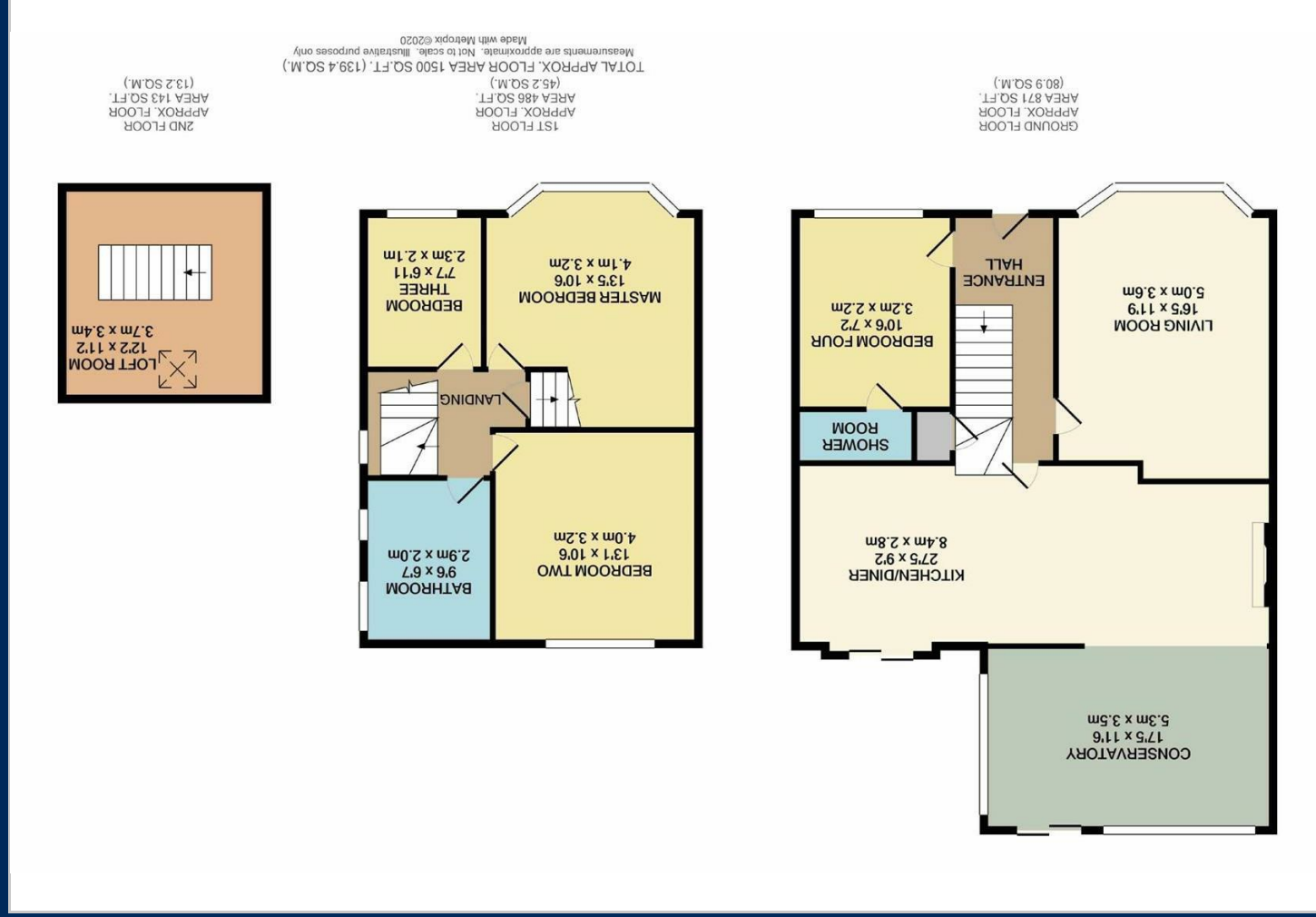
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Why take a risk?
Sell Smarter





Floor Plans



Viewing
Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
Energy efficient	B
Decent	C
Below average	D
Average	E
Below average	F
Very poor	G
Current	79
Potential	64

Energy Performance Graph

