



7 Grove Court, Sale, M33 2EF

£285,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- Four Double Bedroom Maisonette
- Private Lawned Garden
- Quiet Location Private Road
- EPC - E
- Private Entrance - First Floor Duplex
- Driveway and Large Garage
- Close to Sale Moor Village
- Trafford Council Tax - Band B

WELL PRESENTED FOUR BEDROOM DUPLEX MAISONETTE tucked away off Beech Road, on a private residential road, only a short walk from Sale Moor village. This deceptively spacious first floor maisonette benefits from more than 1100 SQF of living space, over two floors, with the added benefit of private entrance, PRIVATE REAR GARDEN, DRIVEWAY and separate GARAGE.

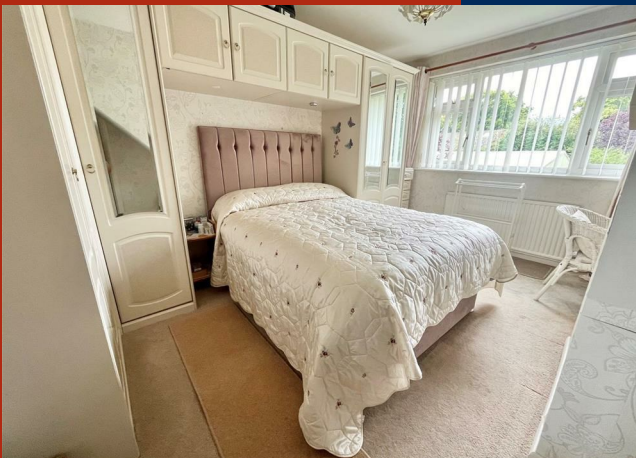
Accommodation briefly comprises; private entrance hallway, stairs to first floor, generous lounge with electric fireplace, two double bedrooms both with fitted wardrobes, fitted kitchen and bathroom. To the second floor you will find two further double bedrooms with skylights and a shower room.

CALL NOW TO VIEW! EPC - E - Council Tax B

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Lease Information







## Floor Plans

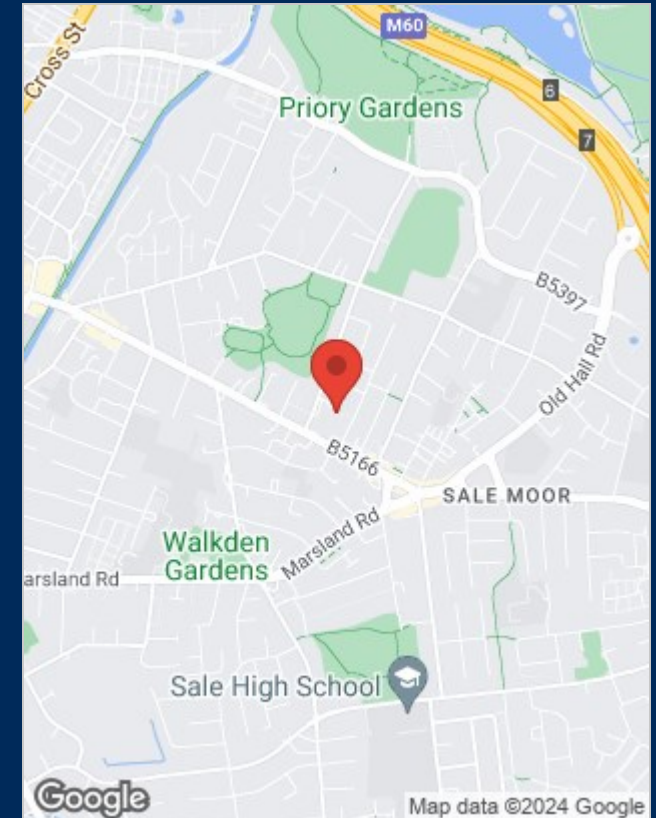


## Viewing

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.

## Location Map



## Energy Performance Graph

