



51a Mersey Road, Sale, M33 6HN

£425,000

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# Jordan fishwick

- Three Bed Semi-Detached
- Sought After Location
- Gated Driveway
- Trafford Council Tax Band C
- Leasehold
- No Chain
- Park Road Primary Catchment
- Close to Sale Town Centre and Metrolink
- EPC Rating C
- Ground Rent £11 PA

Immaculately presented three double bedroom semi-detached family home situated on a very popular road in Sale, within the catchment area for Park Road Primary School and close to Sale Town Centre, Metrolink, Motorway links and various other amenities.

The accommodation comprises: porch, open plan lounge/dining room with door to the garden (fitted with electric roller shutter), modern kitchen with integrated double oven/hob/microwave and space for appliances, downstairs WC and access to the garage which is currently used as a gym and benefits from electric roller door to the driveway. The first floor features three well proportioned double bedrooms and spacious family bathroom. The property is set back from the road behind wrought iron gates and paved driveway with gated access down the side of the property to the rear garden.

OFFERED WITH NO CHAIN. Leasehold with 942 years left on the lease with £11PA Ground Rent.

EPC Rating C. Council Tax Band C.





# Floor Plans

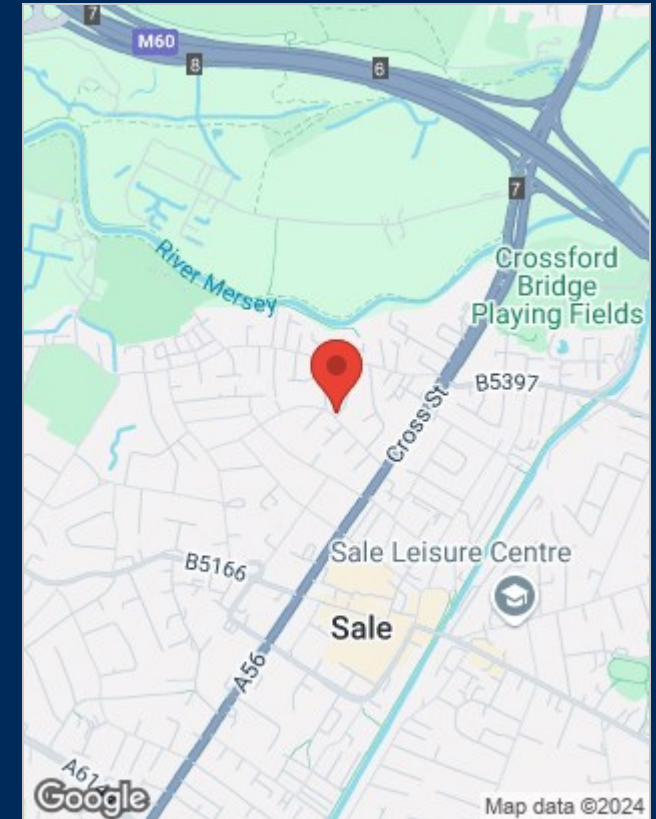


## Viewing

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

