



12 Farley Road, Sale, M33 3LN
£575,000

www.jordanfishwick.co.uk





jordan fishwick

- Four Bedroom Semi Detached
- Double Story Wrap Around Extension
- Integrated Kitchen Appliances and Laundry Room
- Trafford Council Tax Band D
- Freehold
- Driveway and Generous Garden
- Open Plan Kitchen Dining Room
- Brooklands Primary School Catchment
- EPC Rating C

Well presented, extended 1930s four bedroom semi-detached family home situated in a popular area of Sale, close to local shops, good schools including Sale Grammar School and transport links including Sale or Brooklands Metrolink.

The property briefly comprises; storm porch, entrance hall, impressive open plan kitchen/dining area with breakfast bar and integrated appliances; double oven, ceramic hob, extractor hood, fridge, freezer, dishwasher and microwave. Off the kitchen, useful laundry room with sink and plumbing for washing machine, downstairs WC with built in cupboard housing the boiler and further storage room. To the front a spacious bay fronted lounge open to the dining room, conservatory to the rear with thermal blinds and patio doors onto the garden. To the first floor there are four bedrooms, a modern family bathroom and en suite shower room. The loft is accessed via a ladder offers boarded space for storage.

Externally the property provides off road parking to the front and boasts a generous garden to the rear with mature, shrubs and flower beds. The garden is mainly laid to lawn with patio area for seating and fabulous wooden gazebo, plus a shed included! Freehold. EPC Rating C. Council Tax Band D. Call to view!

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Why take a risk?
Sell Smarter

Jordan fishwick

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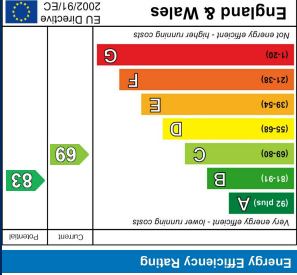




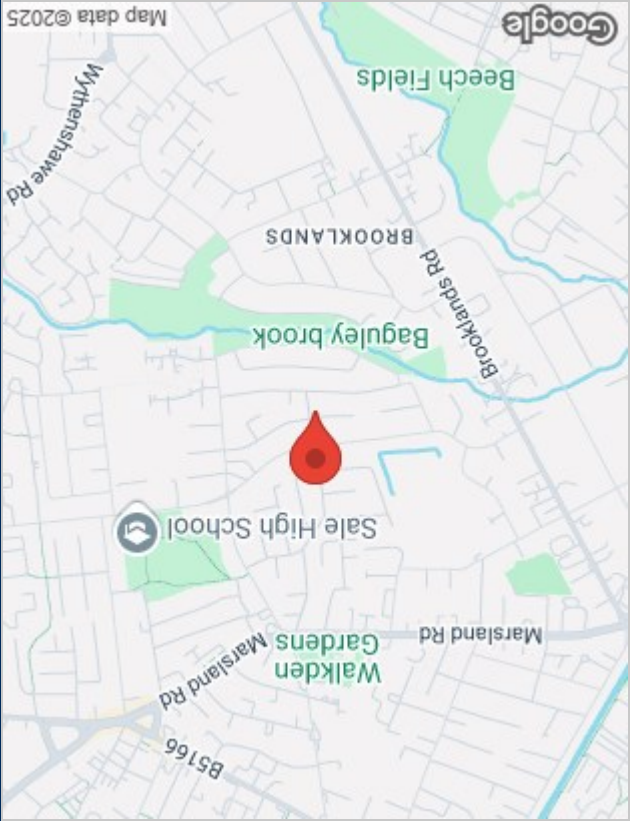


Viewing

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



Energy Performance Graph



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.