



**19 Pollen Close, Sale, M33 3LS**

£485,000

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





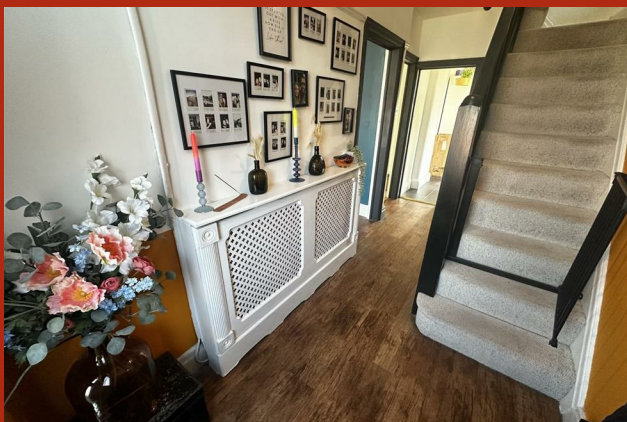
# jordan fishwick

- Four Bedroom Semi-Detached
- NO CHAIN
- Corner Plot
- EPC Rating D
- Leasehold
- Potential to Extend (STPP)
- Cul-de-sac Location
- Boiler Installed 2024
- Council Tax Band D

**\*\*NO CHAIN\*\*** 1930's Four bedroom semi-detached family home occupying a corner plot on a quiet cul-de-sac within easy reach of good schools, motorway links and the amenities of Sale Moor Village and Sale Town Centre. Offering spacious accommodation with scope for further development/extension (subject to planning permission) this property is bound to appeal to a range of buyers. We recommend early viewing!

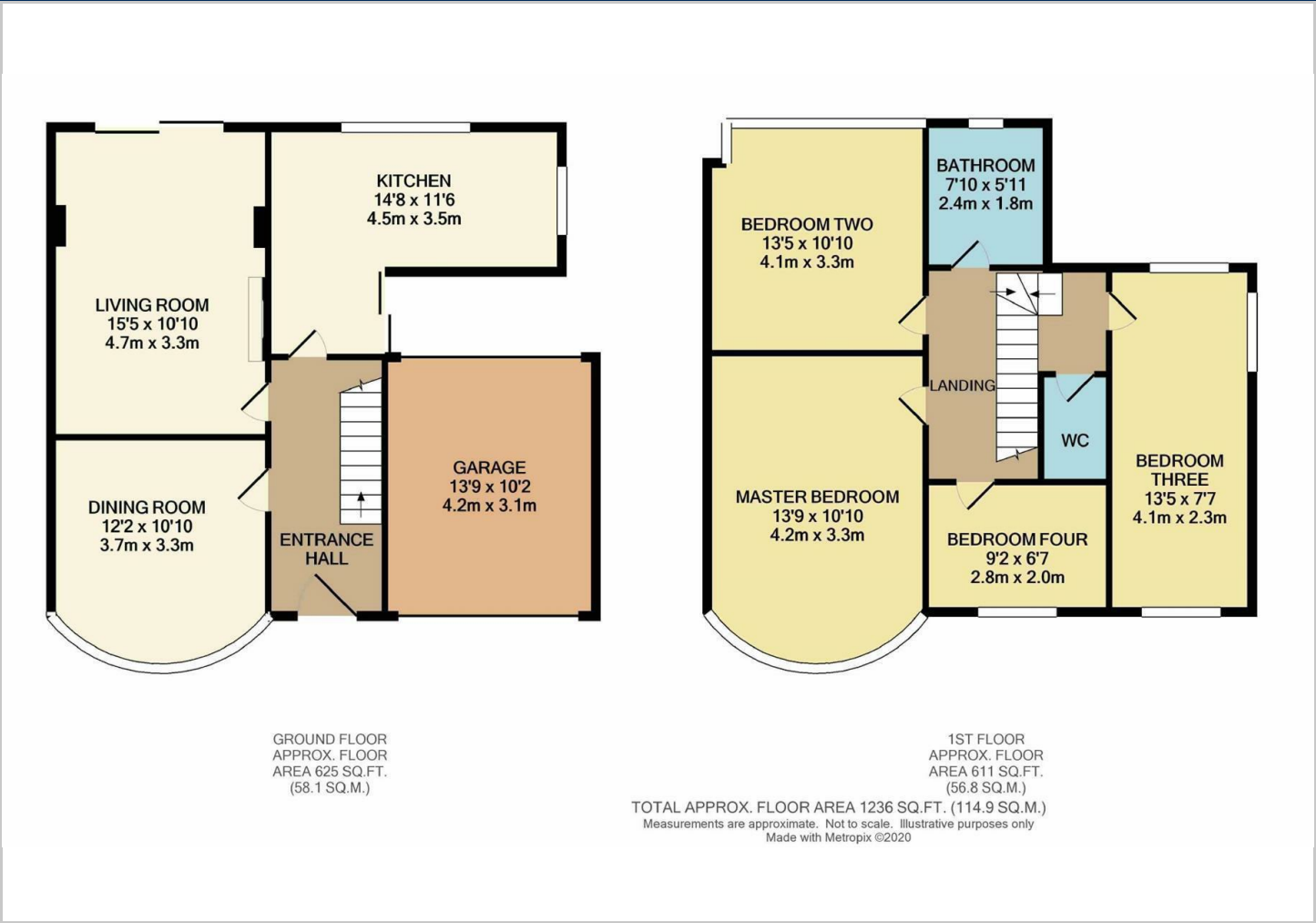
The ground floor comprises: entrance hallway, bay fronted dining room, extended lounge with doors to the rear garden and breakfast kitchen with doors to the side garden. The first floor provides four well proportioned bedrooms, shower room and useful separate WC.

Externally, the property boasts sunny SOUTH facing gardens to the rear/side aspect, complete with flagged patio areas and driveway parking to the front. EPC Rating D. Council Tax Band D. Leasehold. 910 Years Remaining.





Floor Plans

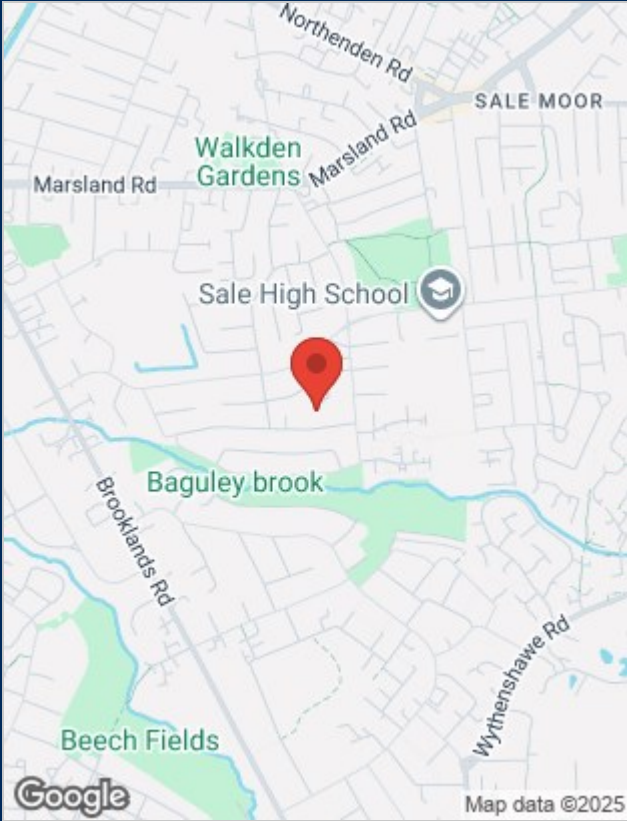


Viewing

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

