



6 Lightborne Road, Sale, M33 5EA

Offers Over £750,000

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jordan fishwick

- Outstanding Detached Family Home
- Excellent School Catchments
- Contemporary Kitchen & Bathroom
- Driveway Parking & Garage
- Council Tax Band - E (Trafford)
- Four Double Bedrooms
- Extended Ground & First Floor
- Large Private Rear Garden
- Popular Residential Area
- EPC - C

A beautifully presented detached family home that is superbly proportioned and located in one of Sale's most sought after areas. Extended to the ground and first floor offering well proportioned bright rooms and a layout perfect for family living which can be enjoyed immediately.

Lightborne Road is located from Dorrington Road and is close to highly sought after schools including the outstanding Firs Primary and Ashton on Mersey Secondary. Ashton Village is a stroll away with an array of shops, eateries and quaint public houses. Sale Town Centre is nearby and offers plenty of local amenities including shops, cafes, bars, restaurants and the popular Metrolink.

The property briefly comprises; a large welcoming entrance hall that benefits from under floor heating, which is continued into the extended modern kitchen diner also benefitting from under floor heating and with bi-fold doors to the rear garden. Lounge with feature bay window, dining room with bi-fold doors to the rear garden, and downstairs WC. To the first floor, a large landing that provides access to the four well proportioned bedrooms, modern family shower room, and separate WC. The loft is boarded, has a built in ladder, and electric power making for a practical storage space.

The front is fully paved providing off street parking for multiple cars. To the rear you will find a generous South Westerly facing garden, predominantly laid to lawn and a large patio area, ideal for entertaining. In addition, there is a summer house with lights and electric power.

Call now to arrange a viewing of this immaculate family home.

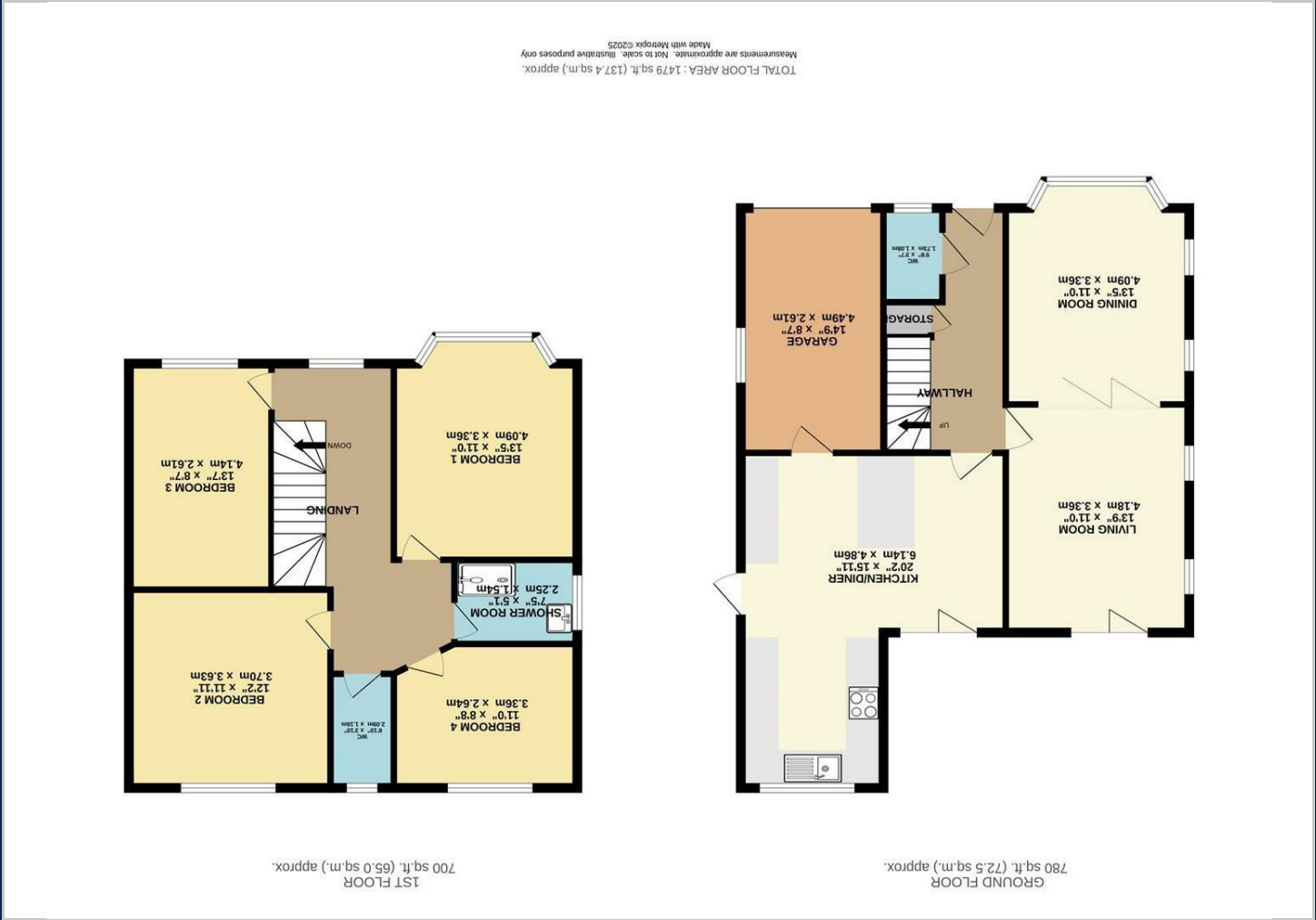
Council Tax Band - E (Trafford)

EPC - TBC

Freehold with chief rent - £11.56 per annum (fixed)





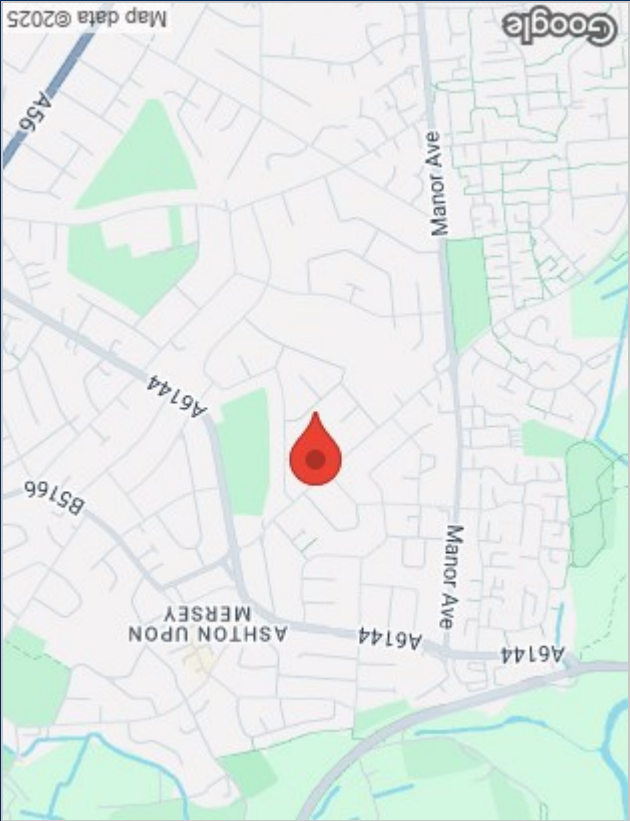


Viewing

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.

Energy Efficiency Rating		
Current	Potential	
70	80	
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G (1-20)		
F (21-30)		
E (31-34)		
D (35-44)		
C (45-49)		
B (50-59)		
A (60-69)		
Very energy efficient - lower running costs		



Energy Performance Graph