



**53 Southern Road, Sale, M33 6HP**

£350,000

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





# *jordan fishwick*

- Two Double Bed Period Terrace
- Large Garden To The Rear
- Two Cellar Rooms
- No Chain
- Council Tax Band C
- Close To Park Road Primary School
- Close To Metro Stop And Town Centre
- Modern Fitted Kitchen And Shower Room
- EPC Rating D
- Great Location

A two double bedroom period terrace boasting a popular location close to the town centre, local tram stop and primary schools. Entrance hall, lounge and dining room, kitchen. Two cellar rooms which are partly converted and offer great storage space or potential conversion. Two double bedrooms and a modern fitted shower room.

Outside to the rear there is an initial patio area leading to a good size lawned sunny garden.

NO CHAIN.

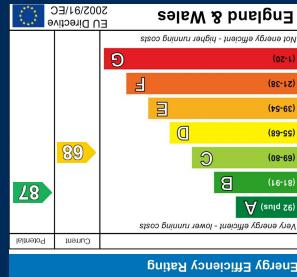




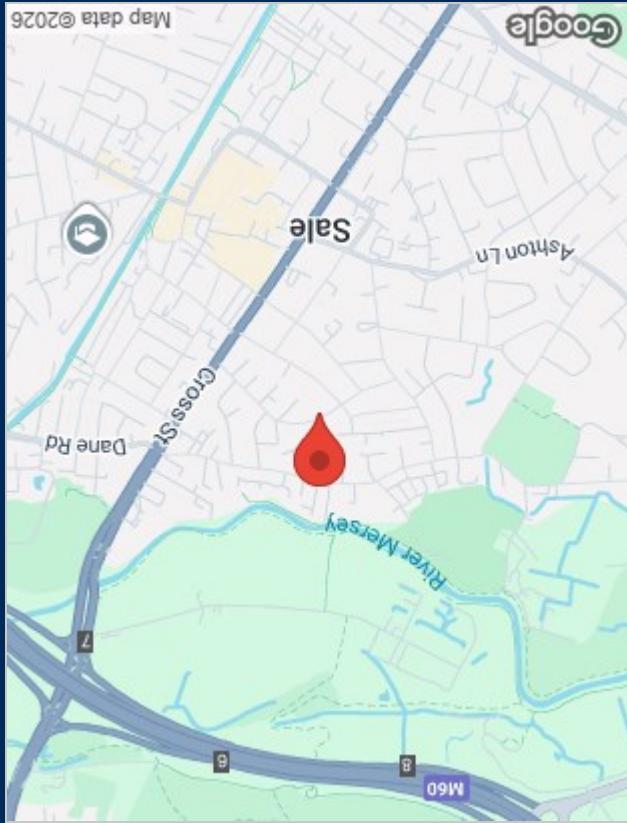
The particular clauses are set out as a general outline only for the guidance of intended purchasers of lessors, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Viewing

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

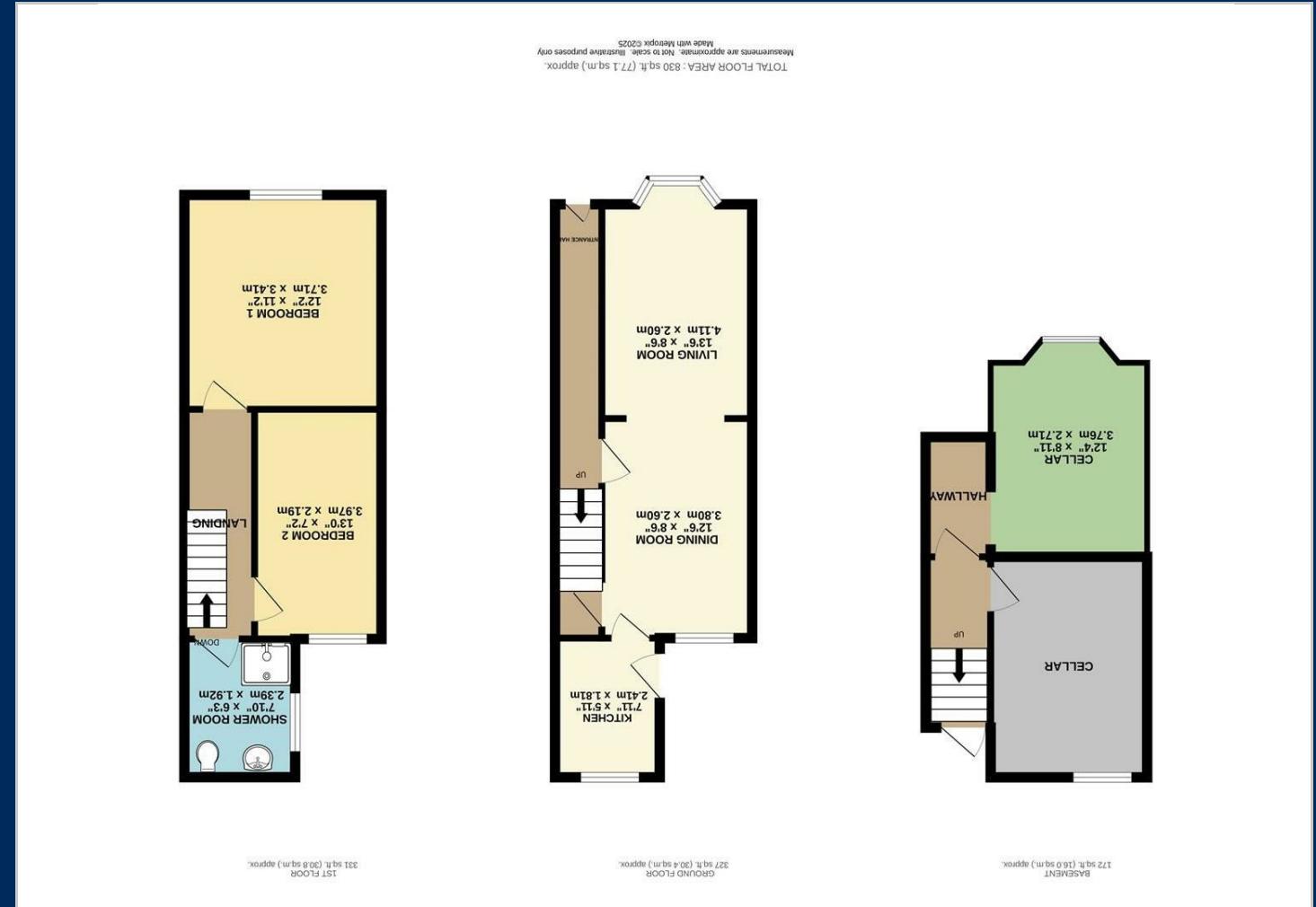


## Energy Performance Graph



## Location Map

## Floor Plans



172 sq. ft. (16.0 sq.m.) approx.