



88 Newgate Road, Sale

Asking price £220,000

*** OFF ROAD PARKING FOR 2 VEHICLES ***

KIRN ESTATES are delighted to offer this impressive Three bedroom semi detached family home situated in the sought after suburb of Sale. IDEAL for the FIRST TIME BUYER or younger growing family, this property has been modernised throughout and in brief benefits from a large lounge, fitted dining kitchen, three bedrooms, family bathroom and a DETACHED GARAGE. Newgate Road lies within a popular residential area, easily accessible to some day-to-day local shopping facilities and with public transport services passing nearby. There are schools for children of all ages within easy reach. SALE TOWN CENTRE approximately three miles from the property provides comprehensive shopping, social and recreational amenities. The METROLINK from here provides easy access to Manchester City Centre, the Market Town of Altrincham and other surrounding areas.



Lounge

Dining Kitchen

Landing

Master Bedroom

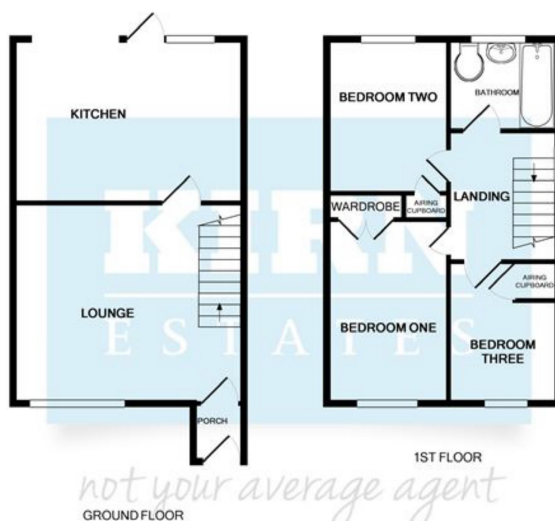
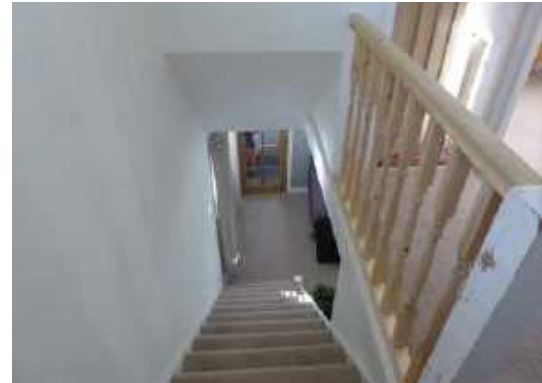
Bedroom Two

Bedroom Three

Bathroom

Parking & Gardens

Detached Garage



TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metrocix C2018

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 65 Potential: 87

Rating	Score Range
A	82-100
B	61-81
C	42-60
D	25-41
E	19-24
F	13-18
G	1-12

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 60 Potential: 85

Rating	Score Range
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2006/101/EC