



Sandbach Road, Sale Moor, Trafford, M33

£260,000

Freehold

Sandbach Road, Sale Moor, Trafford, M33

**** Offered with NO ONWARD CHAIN ** Video Tour Available ****

This fantastic home is a perfect purchase for any buyer wanting to making something their own. With heaps of potential this is a perfect purchase for first time buyers, professional couple and investors alike.

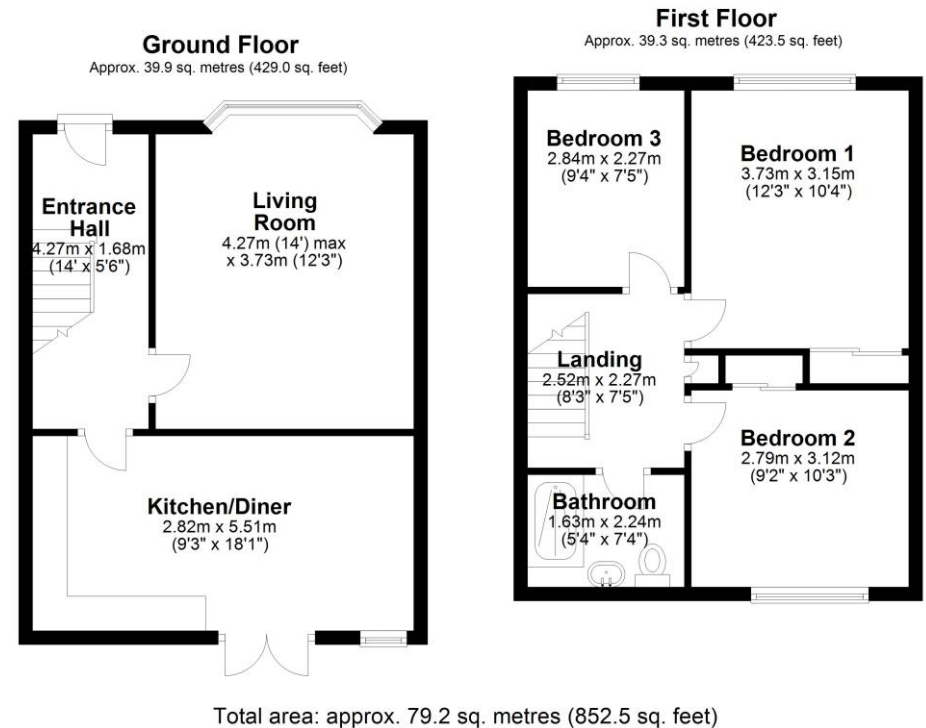
The home itself offers a bright and airy entrance hall, fantastic size living room with feature fire surround, well-proportioned kitchen diner with patio doors leading to the rear garden. The first floor is home to THREE Bedrooms and a moder fitted bathroom.

Externally there are low maintenance paved gardens to the front and rear.

Sandbach Road is ideally situated close to Sale Moor Village and Sale Town Centre. Within easy reach of transport links including the motorway networks and Metrolink whilst also being close to Sale Water Park and zoned for popular schooling.

A viewing is recommended to appreciate the potential with his home.

EPC Grade TBC
Freehold
Council Tax Band B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.