



**21 Ludford Grove, Sale, M33 4DP**

£435,000

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





# *jordan fishwick*

- CHAIN FREE
- In Need of Modernisation
- Catchment for Excellent Trafford Schools
- Downstairs WC
- Large Garage and Generous Rear Garden
- Three Bed Semi-Detached
- Three Reception Rooms and Large Kitchen
- Cul-De-Sac Location
- Driveway Parking
- Council Tax Band D - EPC Rating Awaited

## **\*CHAIN FREE\***

A charming three-bedroom semi detached home perfectly positioned on a quiet, tree-lined cul-de-sac in the heart of Brooklands, Sale. This 1930s property blends period character with generous proportions, offering the ideal setting for family life.

Stepping inside, you are greeted by a welcoming hallway leading to a bright, airy lounge with separate dining room, which opens into a light-filled conservatory - ideal for family meals or hosting guests. The kitchen is well equipped and also provides access to the rear garden, creating a seamless flow for everyday living.

Upstairs, the property offers two spacious bedrooms, a third single bedroom and a four-piece family bathroom. The home retains its original charm while offering scope for personalisation.

Outside, you'll find a driveway, garage, and a private rear garden - a safe haven for children, pets, or simply enjoying summer evenings.

Contact us today to arrange a viewing!

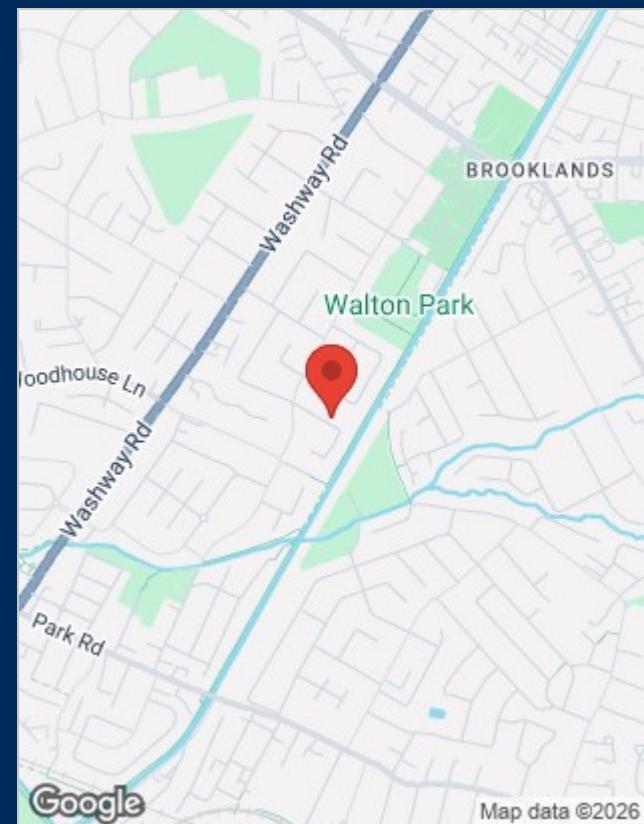




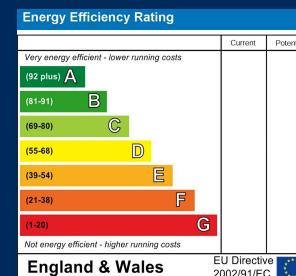
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.