



8 Langdale Road, Sale, M33 4EN

A three bedroom semi detached property in need of updating.

Situated off the ever popular Walton Road area, this property is situated within close walking distance of the Eastway shops.

Entrance hall, breakfast kitchen, lounge and separate dining room. To the first floor there are three bedrooms and bathroom.

Sunny enclosed garden to the rear with detached garage. Parking to the front.

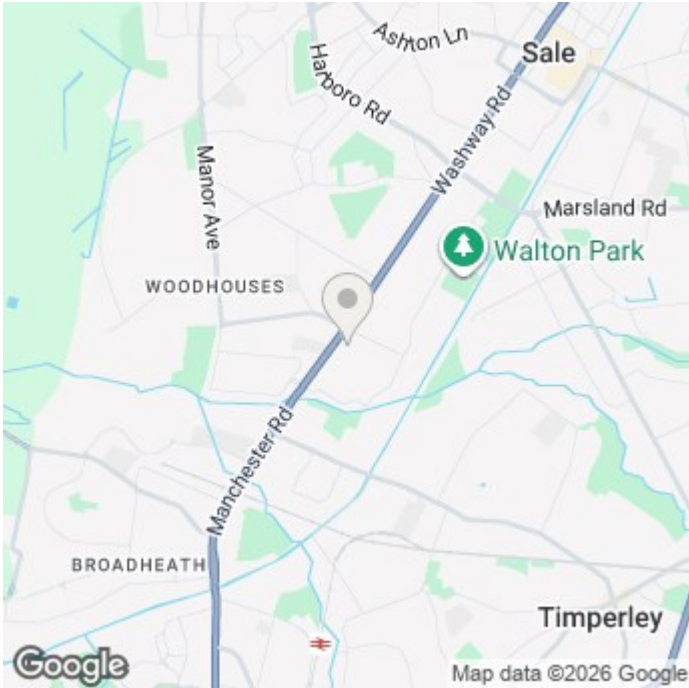
No chain.

£425,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828



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

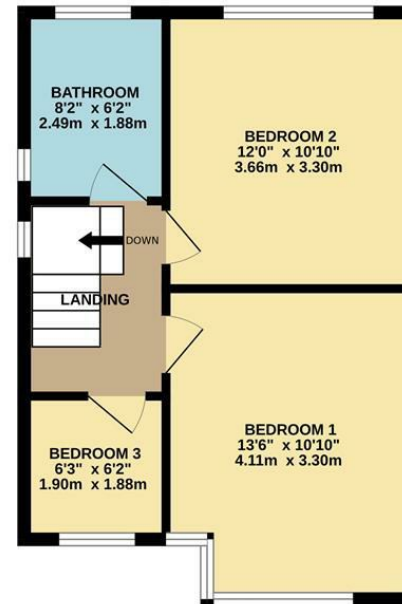
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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