jordan fishwick

95-97 School Road
Sale
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14 Ludford Grove, Sale, M33 4DG

£450,000

www.jordanfishwick.co.uk

3 1 2 D


I only have a kitchen
Because it came
with the home

jordan fishwick

- Charming Extended Three Bed Semi Detached
- Sizeable Plot Including Large Driveway
- South West Facing Garden
- Council Tax Band D
- Fantastic Location
- Two Spacious Reception Rooms
- Catchment for Excellent Trafford Schools
- EPC Rating D

Charming three bedroom semi-detached property located on a sought after residential road in Sale. Ideally located close to Sale Town Centre, boasting shops and amenities, and excellent transport links such as the MetroLink a short walk away. Sitting within the catchment area for fantastic Trafford schools, this property would make the perfect family home.

The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining, as well as a separate kitchen/breakfast room. To the first floor are two sizable double bedrooms, a further single bedroom and a contemporary four piece family bathroom.

Externally, the property sits on a large plot with the potential to extend (STTP) and benefits from a private driveway suitable for multiple vehicles plus a garage with copious amounts of storage. The south-west facing rear garden enjoys sunshine throughout the day, making it ideal for relaxing and entertaining.

Council Tax Band - D
EPC Rating - D

















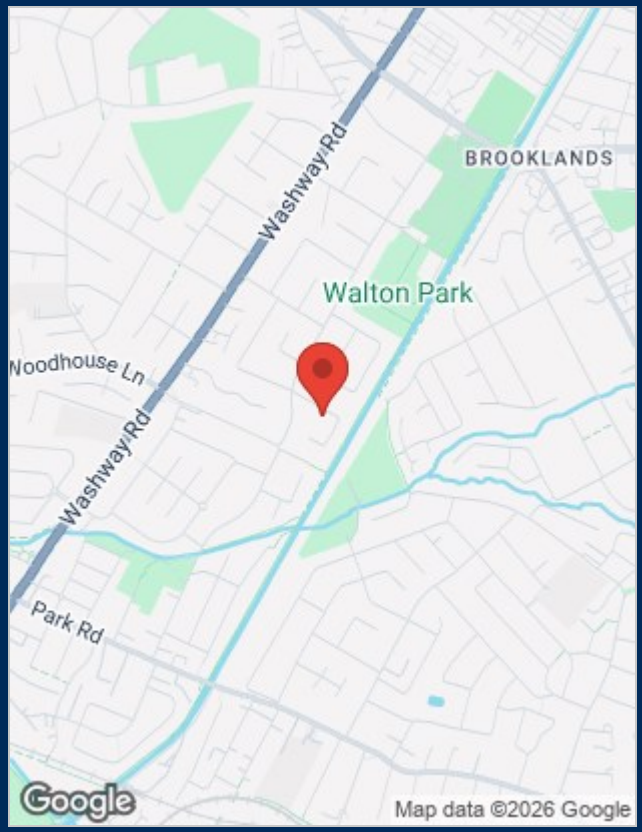




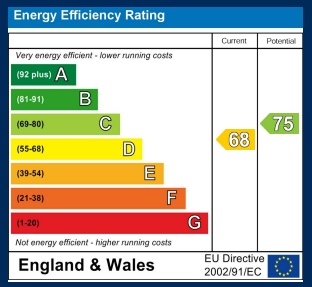
Floor Plans



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.