



**54 Cumberland Road, Sale, M33 3QT**

£500,000

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

3 1 2 E



# *jordan fishwick*

- Three Double Bedroom Detached
- In Need Of Refurbishment
- Generous Garden Plot
- Detached Garage
- Council Tax Band - E
- Great Location
- Brooklands School Catchment
- Private Driveway
- EPC Rating - E
- No Chain

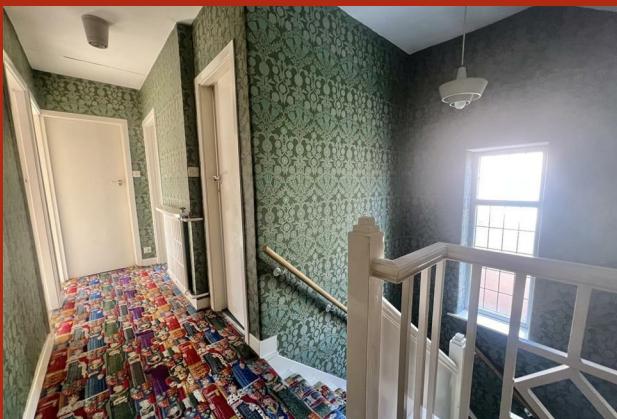
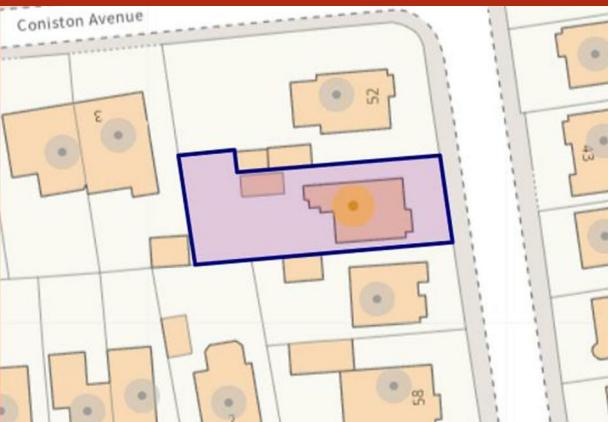
**\*NO CHAIN\***

A fantastic opportunity to acquire this beautiful 1930's family home built with Dutch architectural influence. Set within the sought-after 'Lakes Estate' within walking distance to excellent Trafford Schools and various amenities in Sale. Requiring full renovation throughout the property offers fantastic potential.

The ground floor currently comprises; vestibule, spacious entrance hallway, bay fronted lounge, second reception room overlooking the generous rear garden, dining/morning room, kitchen and rear porch.

To the first floor are three well-proportioned bedrooms with eaves store to bedroom three and shower room with separate WC.

Externally, there is a detached garage, driveway fit for multiple cars and spacious gardens. CALL NOW TO VIEW!

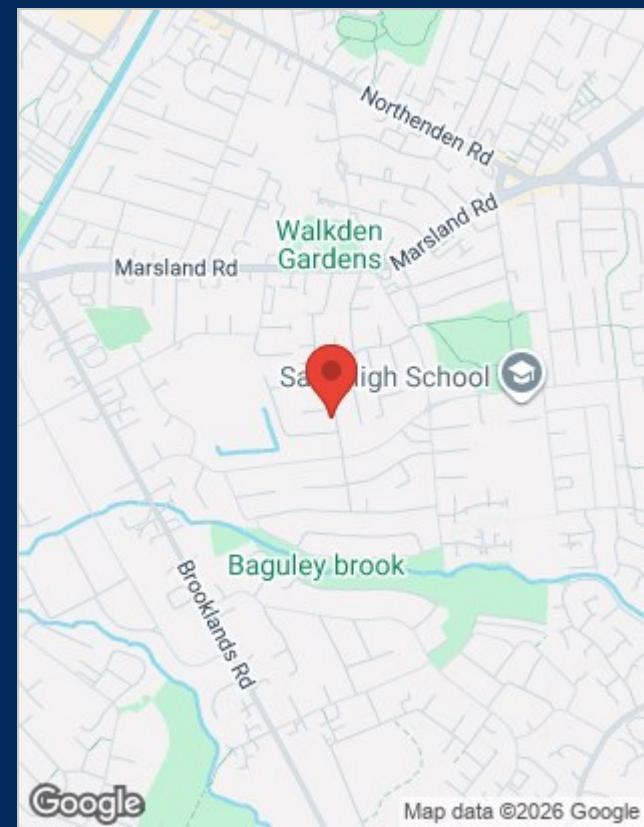




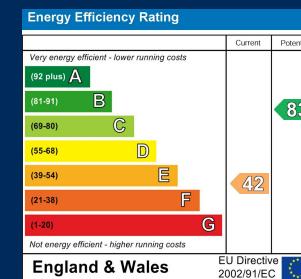
## Floor Plans



## 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.