



2 Pulford Road, Sale, M33 3LP

Offers Over £550,000

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jordan fishwick

- Three Bedroom Detached
- Generous Plot and Detached Garage
- Within Catchment for Excellent Local Schools
- Modern Kitchen and Bathroom
- EPC Rating - Awaited
- Recently Renovated
- Excellent Location
- South Facing Garden
- Council Tax Band - D
- Freehold

Situated on Pulford Road, Sale, this recently renovated detached property offers an excellent opportunity to acquire a beautifully updated home occupying a generous plot.

Conveniently located, the property is well placed for access to local amenities, shops, schools and transport links, making it an attractive option for a range of buyers.

The property offers well-proportioned accommodation, the ground floor comprising; bright entrance hallway, spacious living room/reception room with sliding doors to the rear garden and modern kitchen diner. To the first floor there are two double bedrooms, a further single bedroom and contemporary three piece family bathroom.

Externally, the property benefits from a particularly generous plot, with a south-facing rear garden providing an excellent outdoor space to relax, entertain and enjoy the sunshine throughout the day. A detached garage also provides ample storage.





Floor Plans



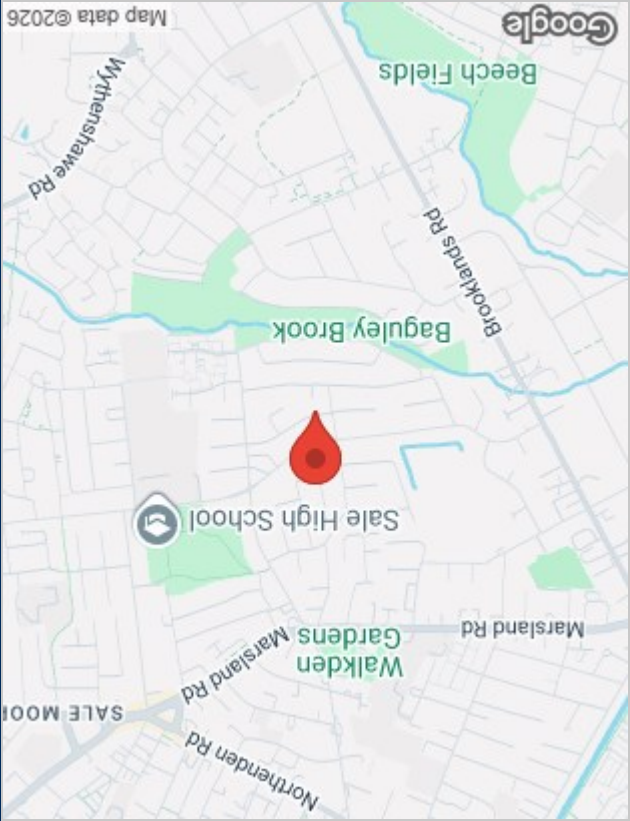
Viewing

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.

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

Energy Performance Graph



Location Map