



**22 Ashford, Sale, M33 5RE**

£415,000

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





# Jordan fishwick

- Desirable residential location in the heart of Sale
- Four generously sized bedrooms
- Large driveway
- Convenient access to Metrolink and motorway links
- EPC Rating - C
- Spacious and versatile accommodation throughout
- Private rear garden ideal for entertaining
- Close to highly regarded local schools
- Trafford Council Tax Band - C
- Viewing recommended

A spacious four bedroom family home occupying a desirable position within a popular residential area of Sale. Offering spacious and thoughtfully arranged accommodation throughout, 22 Ashford combines stylish interiors with practical family living, making it an ideal purchase for growing families and professional couples alike.

The property features bright and welcoming reception spaces, a fitted kitchen, well-proportioned bedrooms, and modern bathroom facilities. Externally, the home benefits from a private rear garden ideal for entertaining and outdoor dining, together with off-road parking to the front.

Perfectly positioned within easy reach of Sale town centre, highly regarded local schools, Metrolink connections, and excellent motorway links, the property also enjoys convenient access to a range of shops, cafés, restaurants, and local green spaces.

Early viewing is highly recommended to appreciate the quality, space, and location this superb home has to offer.





## Floor Plans

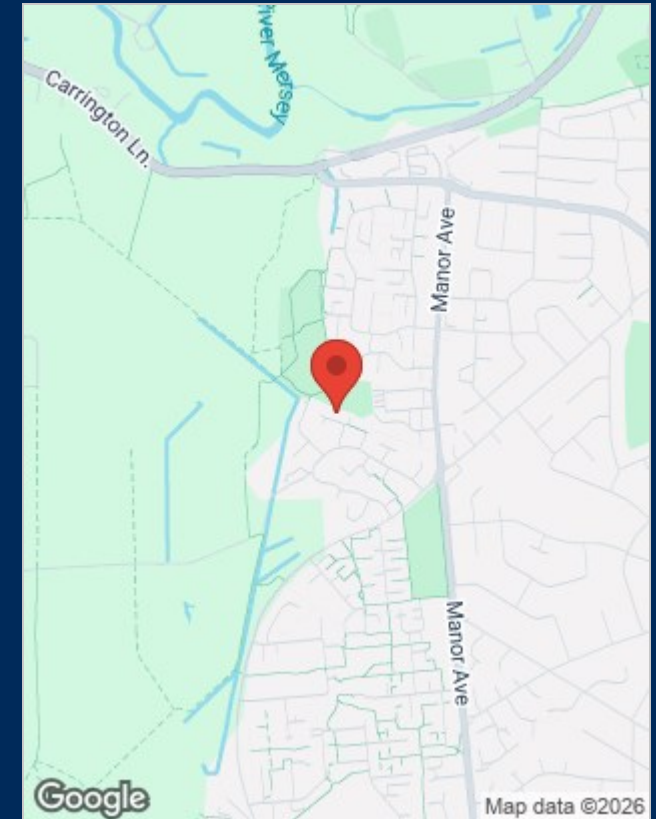


## Viewing

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.

## Location Map



## Energy Performance Graph

