



47 Fulmar Drive, Sale, M33 4WH

£365,000

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# Jordan fishwick

- Chain Free
- Excellent Opportunity for Modernisation and Improvement
- Within Catchment for Fantastic Local Schools
- Garage and Large Driveway
- Council Tax Band - C
- Three Bed Semi Detached
- Great Transport Links
- South Facing Garden
- Leasehold - 932 Years Remaining
- EPC Rating - Awaited

Situated on the highly sought-after Fulmar Drive in Sale, this attractive family home occupies a pleasant residential position within easy reach of excellent local amenities, highly regarded schools, transport links and green open spaces.

The property offers well-proportioned accommodation throughout and presents an excellent opportunity for purchasers seeking a home they can modernise and personalise to their own tastes and requirements. The ground floor comprises a welcoming entrance hallway, a bright and spacious living room, dining room and a fitted kitchen, providing a solid foundation for future enhancement. Upstairs, there are three generously sized bedrooms and a family bathroom.

Externally, the property benefits from a large driveway providing off-road parking for multiple vehicles, together with a south facing rear garden and garage offering excellent scope for landscaping and outdoor entertaining.

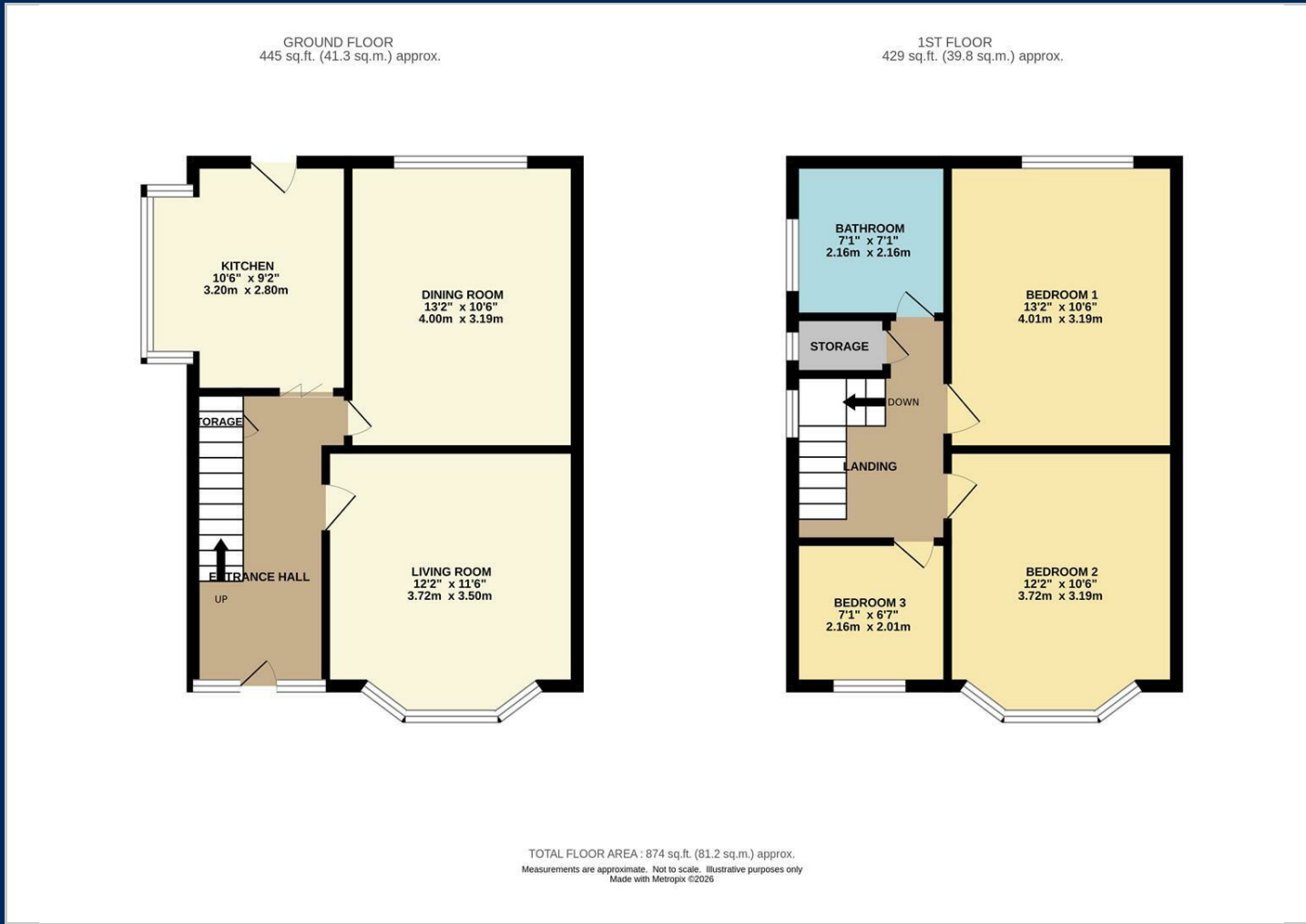
Fulmar Drive enjoys a convenient location close to Sale town centre, Metrolink connections, major motorway networks and a range of local shops and leisure facilities. The area is particularly popular with families due to its excellent schooling options and strong community feel.

This is a fantastic opportunity to acquire a well-positioned home with tremendous potential in one of Sale's most desirable residential locations, offering the chance to create a bespoke home tailored to individual requirements.





# Floor Plans

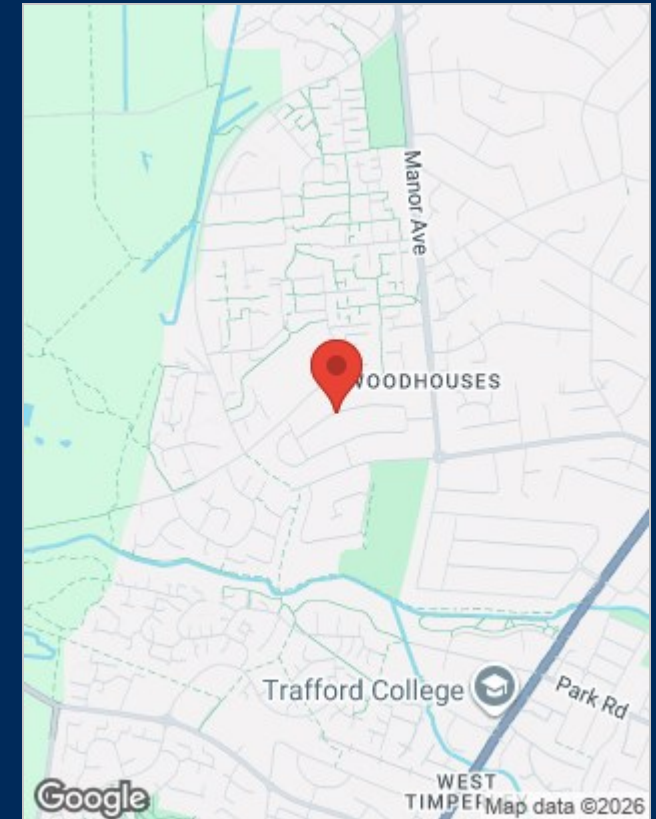


# Viewing

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

