



3 Hall Avenue, Sale, M33 5WG

£400,000

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





# Jordan fishwick

- Three Bedroom Semi-Detached
- Close to Ashton-on-Mersey Village
- Front & Rear Gardens
- NO CHAIN
- Council Tax Band D
- Cul-De-Sac Location
- Driveway Parking
- Open Plan Reception Rooms
- Freehold
- EPC Rating D

\*CHAIN FREE\*

Three Bedroom Semi-Detached family home situated on a quiet cul-de-sac within very close proximity to Ashton-on-Mersey Village offering a variety of shops and amenities. The property sits within catchment area for fantastic, highly sought after Trafford schools.

The property briefly comprises: vestibule, entrance hallway, bay fronted lounge opening into a sizeable dining room, conservatory at the rear and fitted kitchen with side porch. To the first floor there are two spacious double bedrooms, a further third bedroom and a four piece family bathroom.

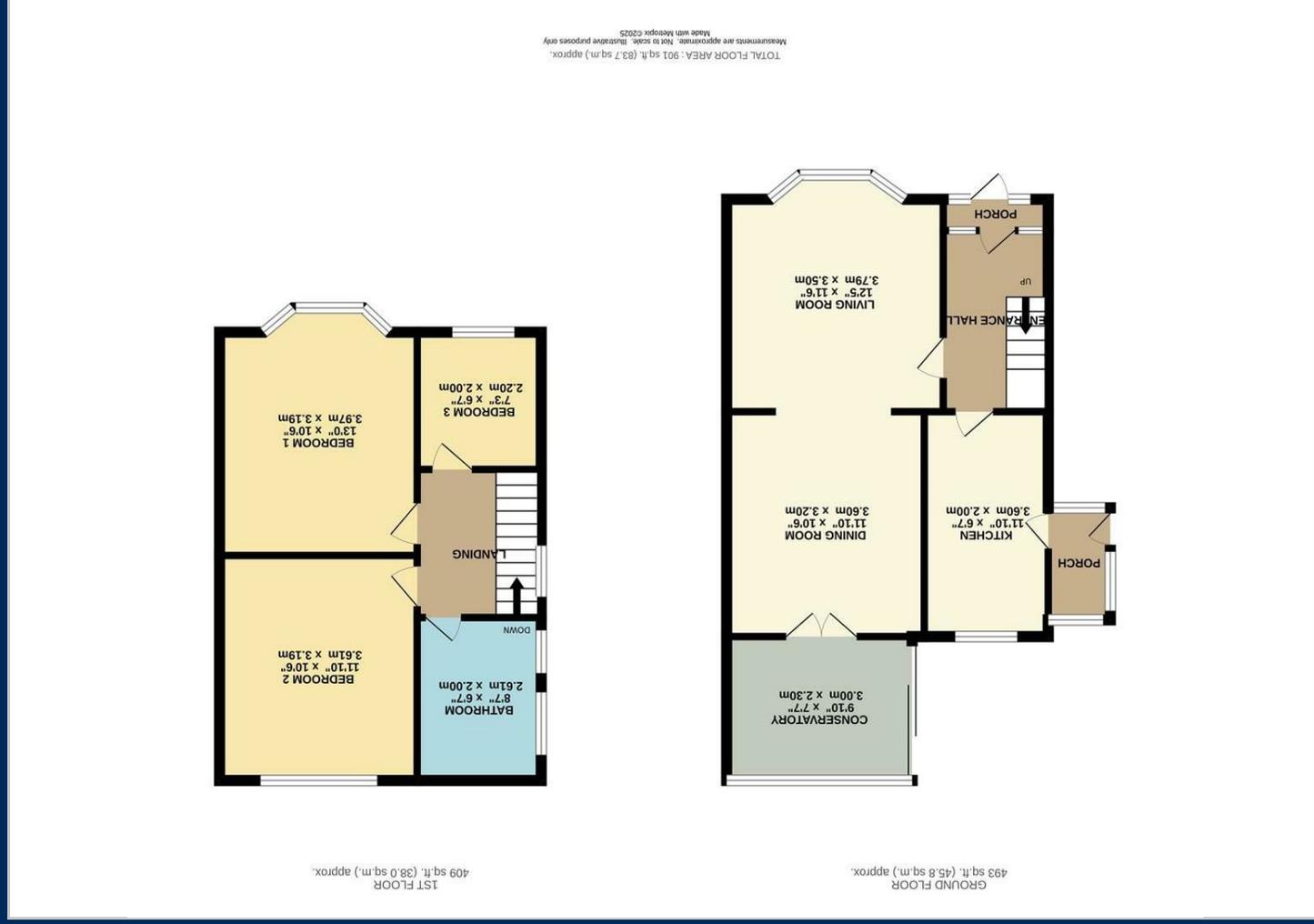
Externally the property benefits from generous, well maintained gardens to the front and rear as well as driveway parking suitable for multiple cars.

CALL NOW TO VIEW!



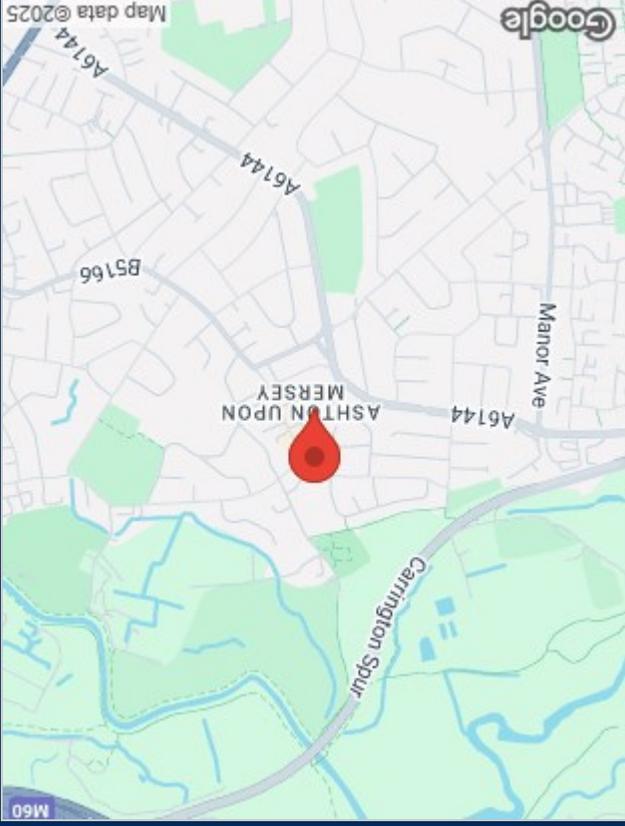


## Floor Plans



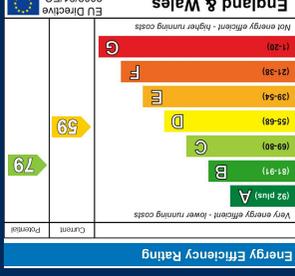
## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.



Location Map

## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in good working order. Purchasers should satisfy themselves as to the condition of the property in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Nothing in these particulars shall be deemed to be a statement that the property is in good