



27 Charleston Close, Sale, M33 4US

Offers Over £470,000

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# *Jordan fishwick*

- Three Bedroom Detached
- NO CHAIN
- Ensuite Shower to Main Bedroom
- Enclosed Rear Garden
- Council Tax Band D
- Modern Build
- Cul de Sac Location
- Garage & Driveway
- EPC Rating D
- Freehold

## NO CHAIN!

Modern three bedroom detached family home situated on a popular, residential cul-de-sac within catchment area to good schools and all the amenities Sale has to offer!

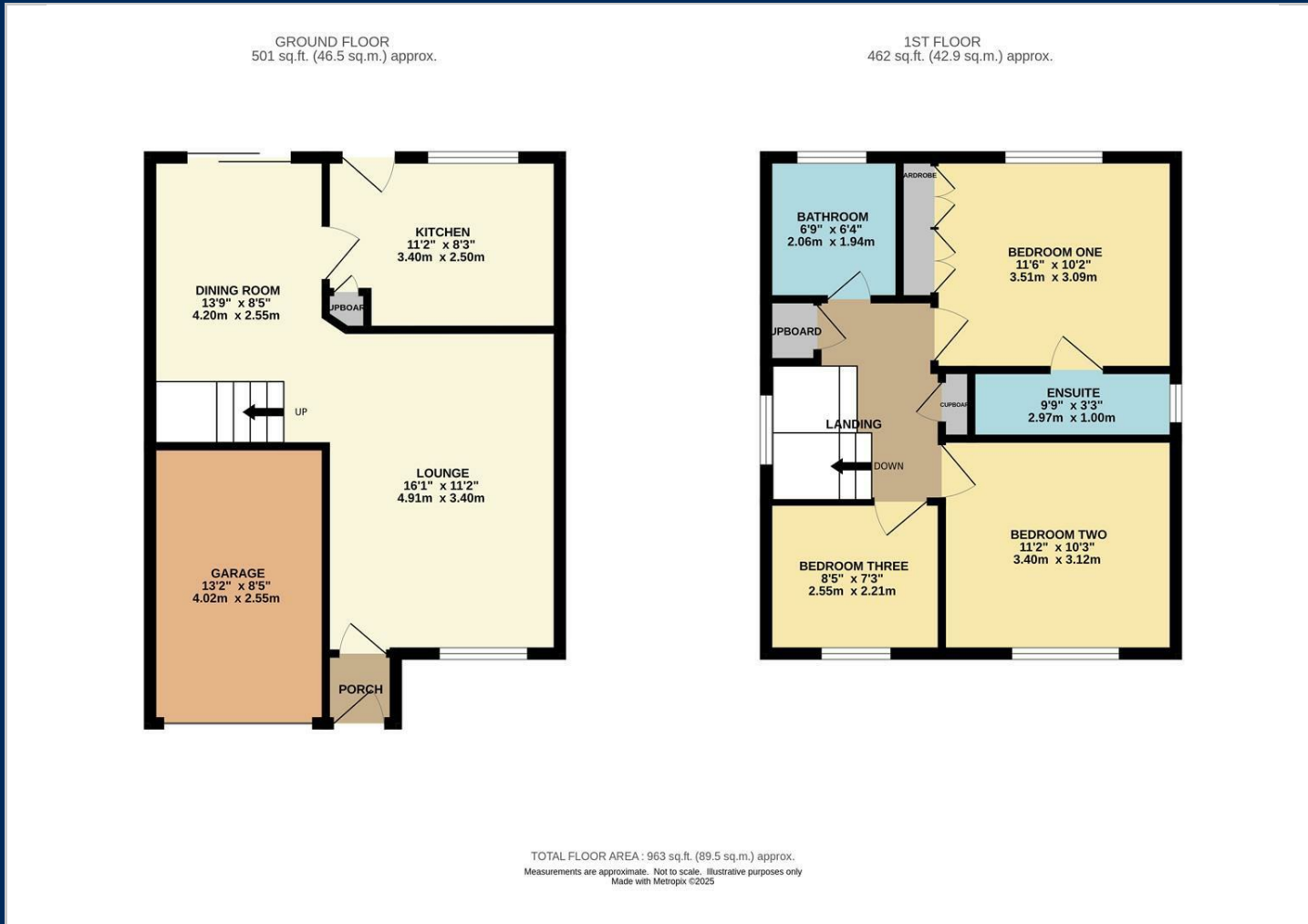
The property briefly comprises: porch, lounge opening to dining area with sliding doors to the garden, modern shaker style kitchen, three bedrooms with ensuite shower room to the main, family bathroom and two store cupboards to the landing. Complete with integral garage, driveway parking and access down the side of the house to the rear garden which is mainly laid to lawn.

Council Tax Band D. EPC Rating D. Freehold.





## Floor Plans

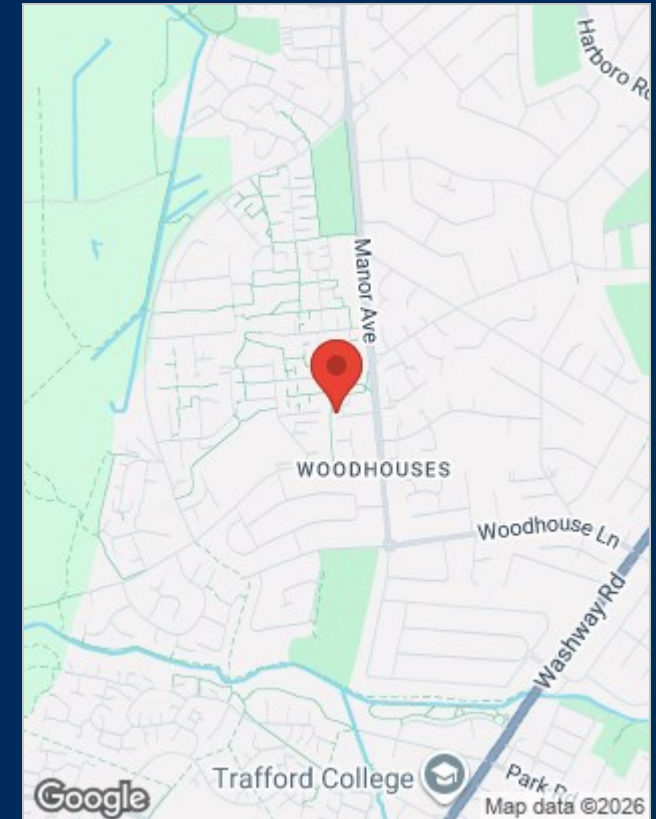


## Viewing

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

