



13 Hunston Road, Sale, M33 4RP

£700,000

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# jordan fishwick

- Highly Sought After Location
- Immaculately Presented Throughout
- Beautifully Landscaped South Facing Rear Garden
- Driveway Parking
- 1930's Semi Detached
- Open Plan Extended Living Kitchen Diner
- Downstairs WC
- Trafford Council Tax Band - D EPC - C

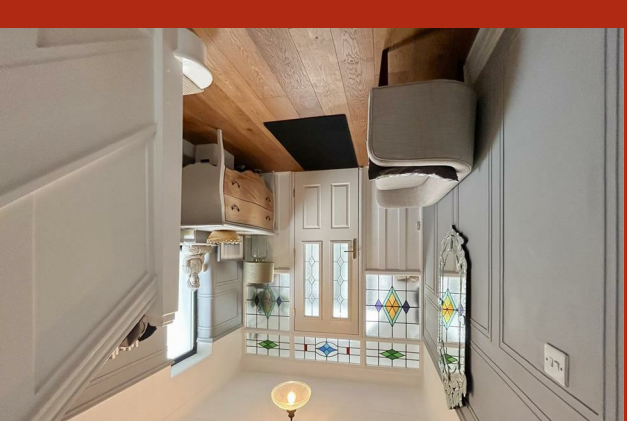
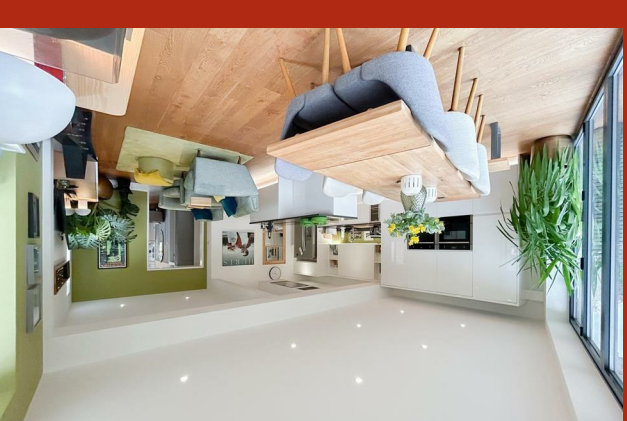
Immaculately presented throughout. This bay fronted three-bedroom 1930's semi-detached home is situated on a highly sought-after road in the heart of Sale.

This charming, extended property offers over 1500 SQFT of accommodation with scope for further extending into loft space (planning approval in place). Comprising in brief; vestibule, spacious entrance hallway, downstairs WC and cloak room, large living room, and beautiful open plan living kitchen diner with a separate utility. To the first floor, three double bedrooms, family bathroom and WC.

Prime location offering convenient access to an abundance of amenities, including Sale Town Centre with it's shops, cafe/bars, and restaurants. Manchester City Centre is only a Metrolink or short drive away. Trafford is know for its excellent schooling and this property benefits from being in the catchment for popular local schools such as Ashton On Mersey and Sale Grammar. Local green spaces nearby. Popular commuter links such as the M60 ring road and Manchester Airport are easily accessible.

Boasting a generous well-maintained plot. Externally, the property features beautifully landscaped South facing garden with patio areas and well stocked raised beds. Large driveway with ample space for multiple cars. Gated side access leading to the detached garage and rear garden.

Tenure: Freehold





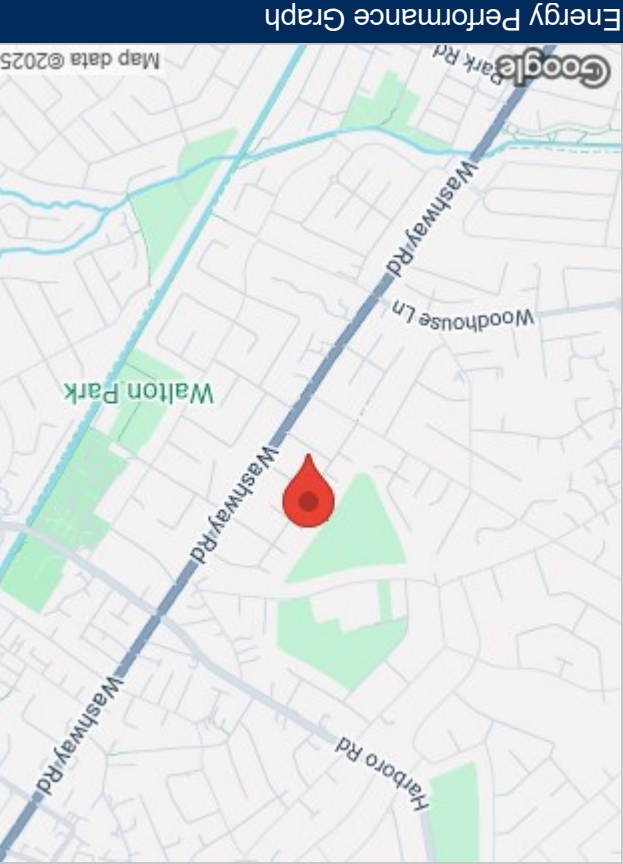
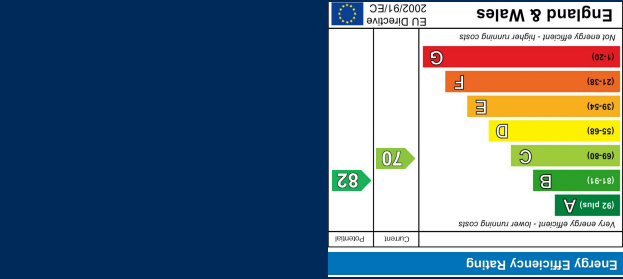






**Viewing**

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.