



9 St. Martins Road, Sale, M33 5PX

£450,000

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





# Jordan fishwick

- 3 spacious bedrooms
- Cosy reception room
- Built in 1960's
- Close to local amenities and transport links
- EPC Rating Awaited
- 1 modern bathroom
- Semi-detached house
- Located on St. Martins Road
- Near schools and parks
- Council Tax Band D

Nestled on the charming St. Martins Road in Sale, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in 1960s, the property has retained its character while providing modern living spaces suitable for families or professionals alike.

Upon entering, you are welcomed into a spacious reception room that serves as an ideal gathering space for family and friends. The room is filled with natural light, creating a warm and inviting atmosphere. The layout flows seamlessly into the kitchen, which is well-equipped and offers ample storage, making it a joy for those who love to cook.

The house boasts three generously sized bedrooms, each providing a peaceful retreat for rest and relaxation. These rooms are versatile and can easily accommodate various furniture arrangements, catering to your personal style and needs. The bathroom is conveniently located and features essential amenities, ensuring comfort for all residents.

The exterior of the property is equally appealing, with a well-maintained garden that offers a lovely outdoor space for children to play or for hosting summer barbecues. The semi-detached nature of the house provides a sense of privacy while still being part of a friendly neighbourhood.

Located in Sale, this property benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to public transport, making commuting to nearby cities a breeze.

In summary, this semi-detached house on St. Martins Road is a wonderful opportunity for those seeking a family home in a desirable location. With its spacious living areas, three bedrooms, and charming garden, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.





## 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.

Energy Efficiency Rating	
Current	Possible
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

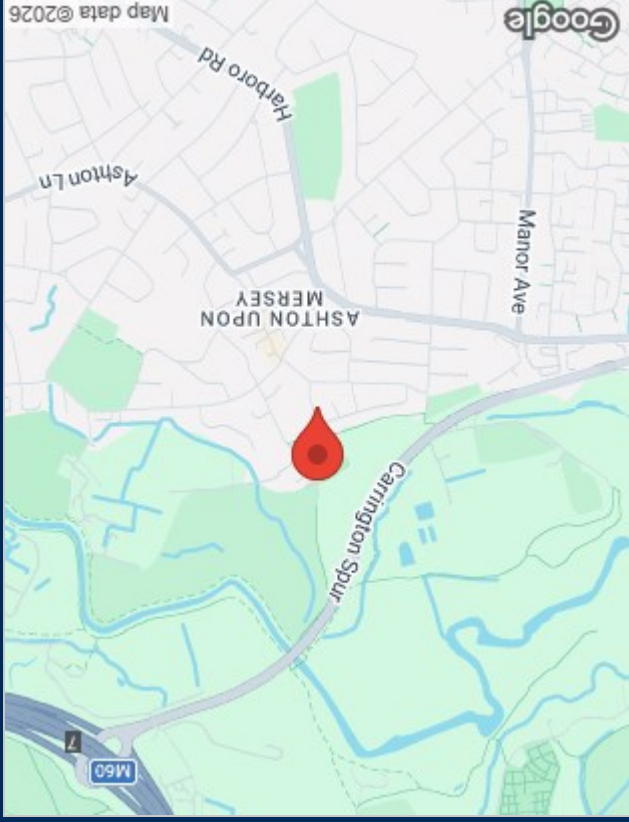
EU Directive 2002/91/EC

England & Wales

Very energy efficient - lower running costs

Not energy efficient - higher running costs

## Energy Performance Graph



## Location Map