



**4 Marthall Drive, Sale, M33 2XP**

**£400,000**

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





# Jordan fishwick

- Four Bedrooms
- Close to local amenities
- Great school catchment area
- Viewing highly recommended
- Excellent condition throughout
- Ideal for families
- EPC Rating C and Council Tax band C

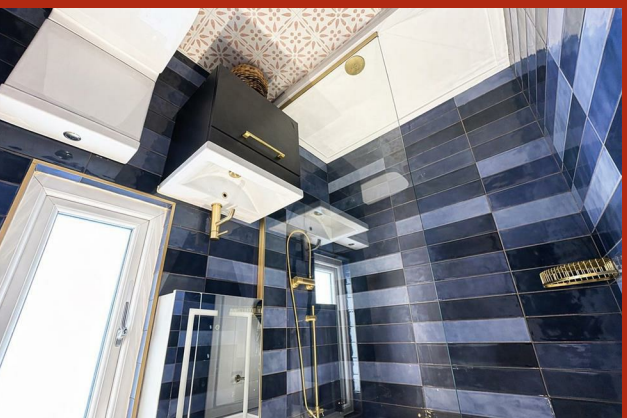
Nestled in the desirable area of Marthall Drive, Sale, this charming semi-detached house offers a perfect blend of comfort and style. With four bedrooms, this property is ideal for families seeking a welcoming home. The well-appointed layout includes a generous reception room, providing an inviting space for relaxation and entertaining.

The house boasts two modern bathrooms, ensuring convenience for all residents. One of the standout features of this property is the delightful garden room located in the back garden, which serves as a perfect retreat for enjoying the outdoors, whether it be for hobbies, relaxation, or entertaining guests.

Additionally, the master bedroom features a lovely balcony that overlooks the south westerly facing rear garden, offering a serene spot to enjoy morning coffee or unwind in the evening while taking in the tranquil views.

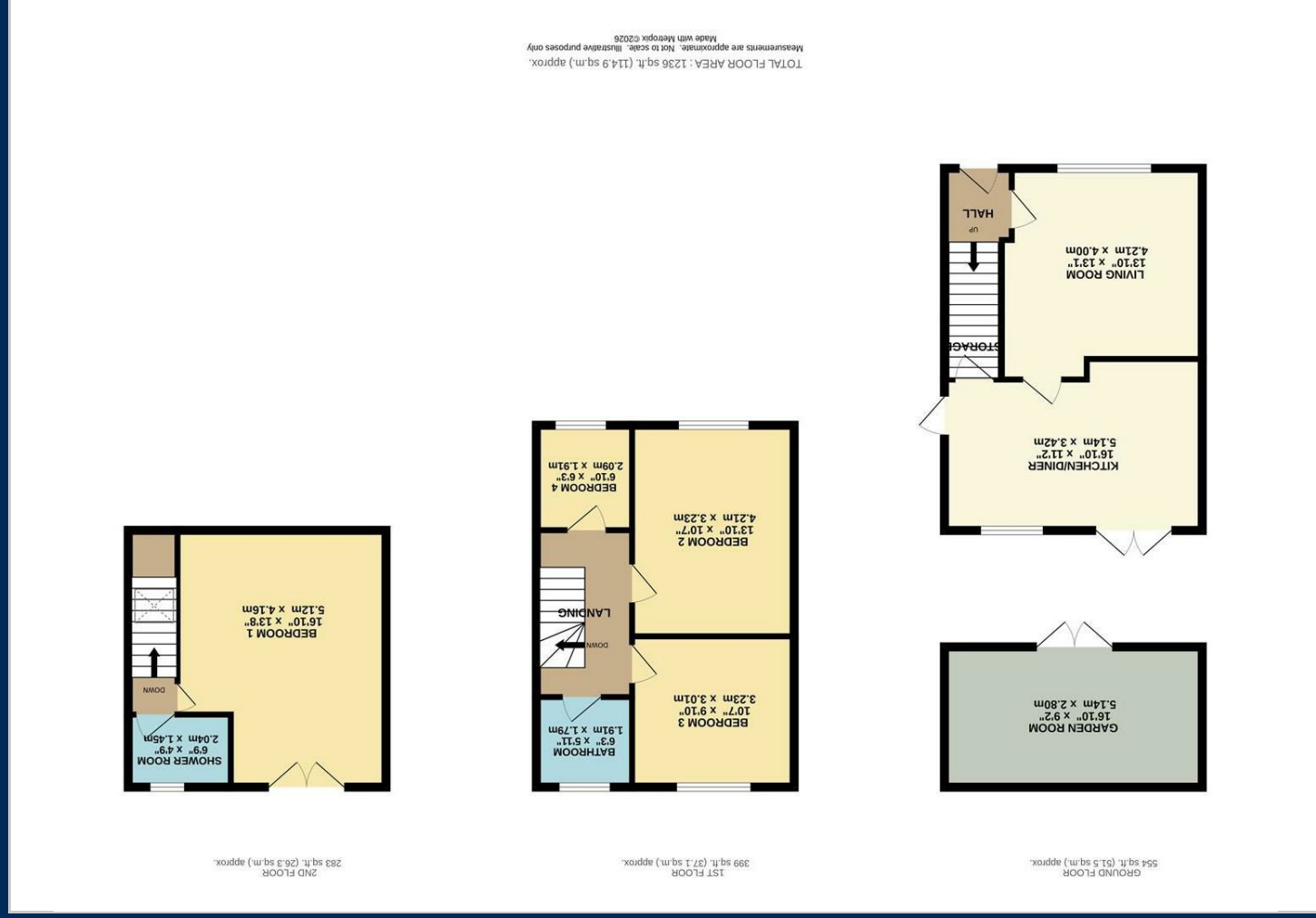
The property provides off road parking, adding to the convenience of this lovely home.

Overall, this semi-detached house on Marthall Drive is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood, with ample space and delightful features that enhance everyday living.





## Floor Plans



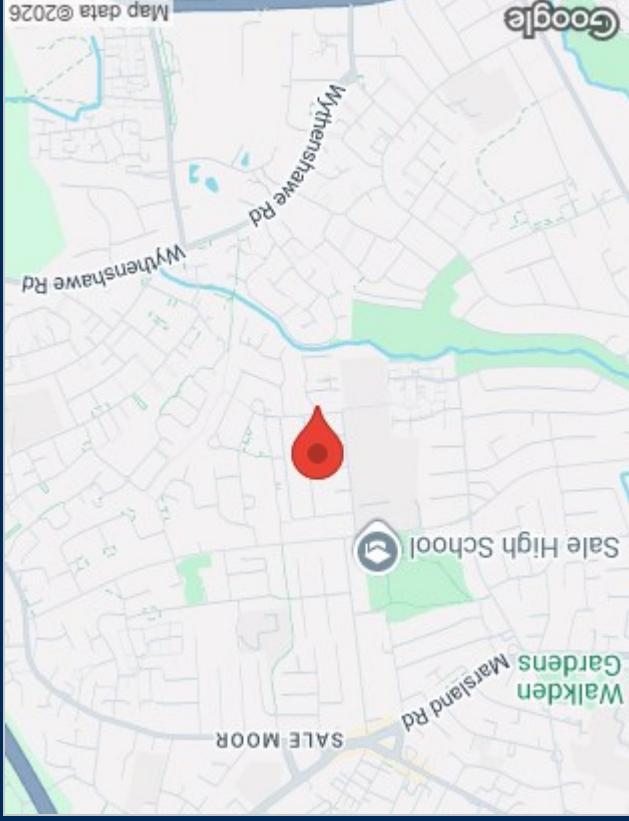
## Viewing

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

Energy Efficiency Rating	
Current	Potential
87	71
Very energy efficient - lower running costs (92-100) <b>A</b>	
Energy efficient (81-91) <b>B</b>	
Decent energy efficiency (69-80) <b>C</b>	
Fair energy efficiency (55-68) <b>D</b>	
Below average energy efficiency (39-54) <b>E</b>	
Poor energy efficiency (21-38) <b>F</b>	
Not energy efficient - higher running costs (1-20) <b>G</b>	

EU Directive 2002/91/EC  
England & Wales

## Energy Performance Graph



## Location Map

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