



**4 Sandford Road, Sale, M33 2PS**

**£350,000**

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





# jordan fishwick

- CHAIN FREE
- In Need of Modernisation with Endless Potential
- Short Walk to Metrolink and Sale Moor Village
- Generous Garden Plot
- Freehold. Council Tax Band C
- Three Bed Extended Semi-Detached
- Situated in a Quiet Cul-De-Sac
- Excellent Trafford Schools Catchment Area
- Driveway and Large Garage
- EPC Rating D

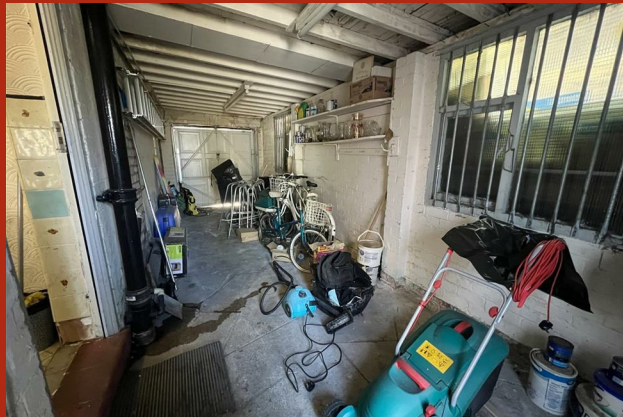
## \*CHAIN FREE\*

A spacious three bedroom semi-detached family home in need of modernisation, offering an abundance of potential. Located within a quiet cul-de-sac, close to the Metrolink, Sale Moor Village boasting with shops and amenities and within catchment for fantastic Trafford schools.

The property briefly comprises; spacious entrance hallway, bay fronted living room, secondary reception/dining room to the rear, kitchen and large garage ripe for conversion. To the first floor, two sizeable bedrooms, a single bedroom and family bathroom.

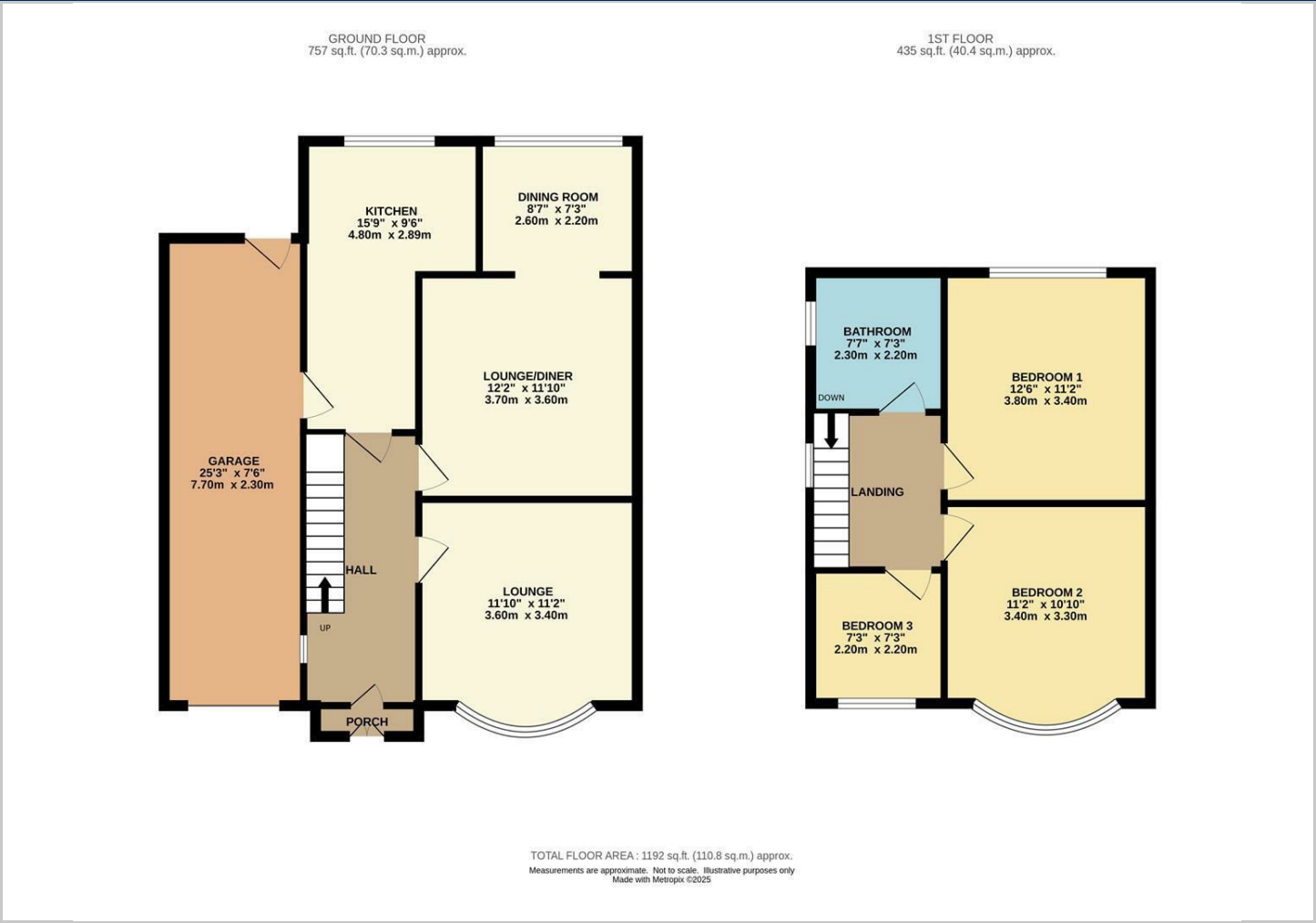
Externally, the property benefits from a large driveway and generous garden plot, with scope to extend further (STPP).

Freehold. Council Tax Band C. EPC Rating D. £5 Per Year Chief Rent.

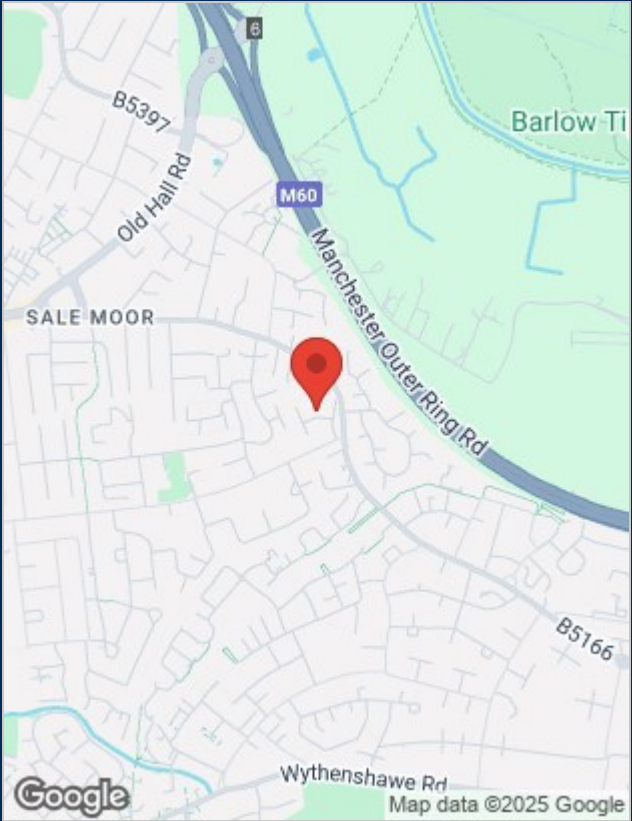




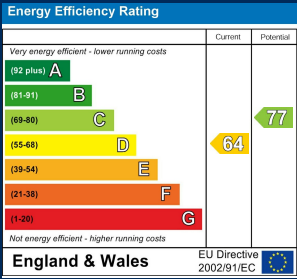
Floor Plans



Location Map



Energy Performance Graph



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.