



Gordon Avenue, Sale
Offers in Region of £240,000



**HIBBERT
HOMES**

SALES & LETTINGS

Gordon Avenue

Sale

This charming mid-terraced house is available with no onwards chain and ready for modernisation and improvement.

Sitting in an enviable position in a quiet cul-de-sac, the property enjoys fantastic access to Sale Town Centre and all local amenities, with Sale's popular shops, bars and restaurants all within a short walk. The property also boasts excellent transport links with the M60 motorway and Dane Road Metrolink station in touching distance.

The house itself comes well presented but ready for some improvements, with fantastic potential to create a lovely home. With a front living room, separate kitchen, utility room, two bedrooms and bathroom, the property is perfect for first time buyers and buy to let investors, ideal for singles and couples alike.

To the rear is an enclosed courtyard garden perfect for al fresco dining.





17 Gordon Avenue

Sale

- NO ONWARDS CHAIN
- Charming terraced house
- Potential to modernise
- Short walk to Sale Town Centre
- Close to M60 motorway and Dane Road Metrolink
- Permit parking on street
- Living room and separate kitchen
- Enclosed courtyard garden

Council Tax band: B

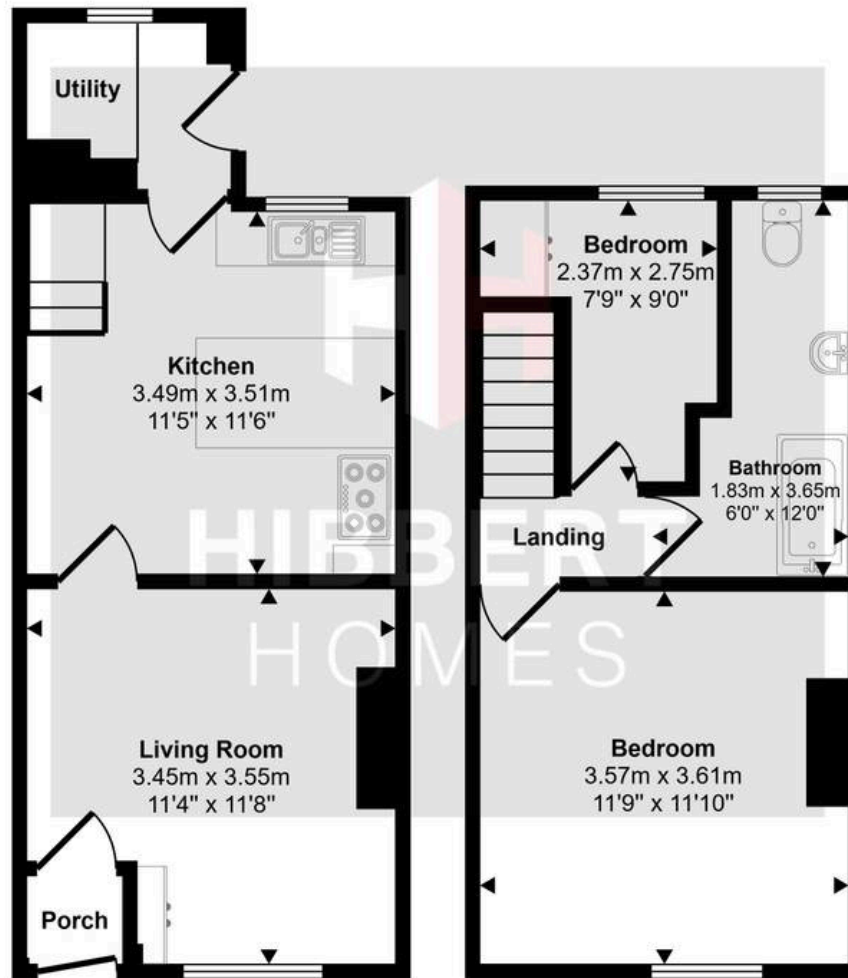
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approx Gross Internal Area
55 sq m / 596 sq ft



Ground Floor
Approx 29 sq m / 311 sq ft

First Floor
Approx 26 sq m / 285 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

