jordan fishwick

95-97 School Road
Sale
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16 Christchurch Road, Sale, M33 5JL

£320,000

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SIEMENS

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- Three Bed Semi Detached
- Generous Plot and Large Driveway
- Within the Catchment Area for Excellent Trafford Schools
- £40 P/A Ground Rent
- Council Tax Band C
- Contemporary Kitchen and Bathroom
- Fantastic Location
- 958 Years Remaining on the Lease
- EPC Rating - D

Located on the highly regarded Christchurch Road in Sale, this attractive three-bedroom semi-detached property occupies a generous plot and offers well-balanced accommodation ideal for families and professionals alike.

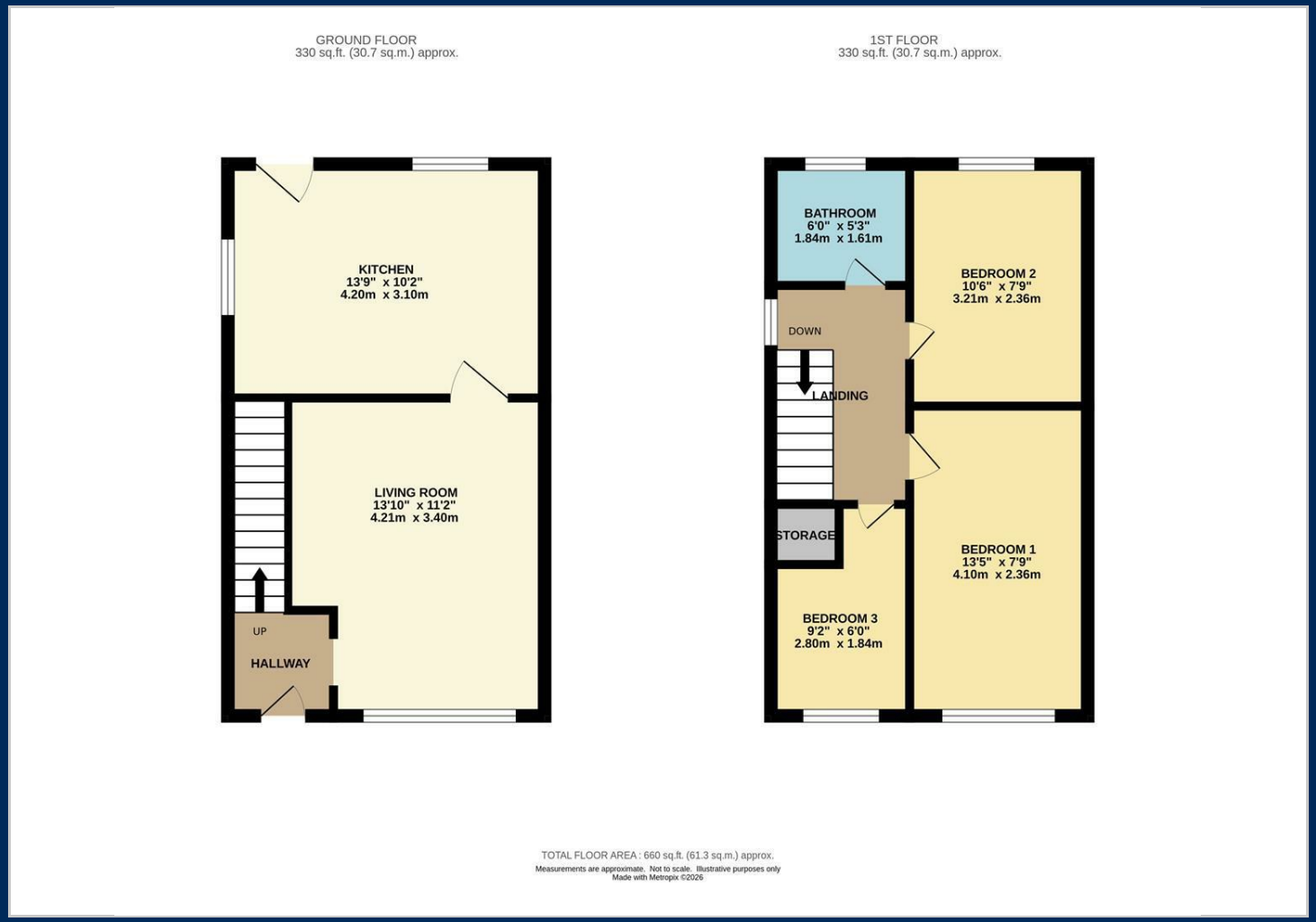
The property comprises in brief; spacious living room leading through to a contemporary kitchen/diner. To the first floor there are two spacious double bedrooms and a well-proportioned single bedroom, providing flexible living arrangements for growing families or home working and a modern three piece bathroom suite. The internal layout is bright and practical, with comfortable living spaces that lend themselves well to modern family life.

Externally, the property truly stands out, benefiting from a good-sized plot with a large driveway providing ample off-road parking. The outdoor space offers excellent potential for further landscaping, extension or outdoor entertaining, subject to the necessary planning permissions.

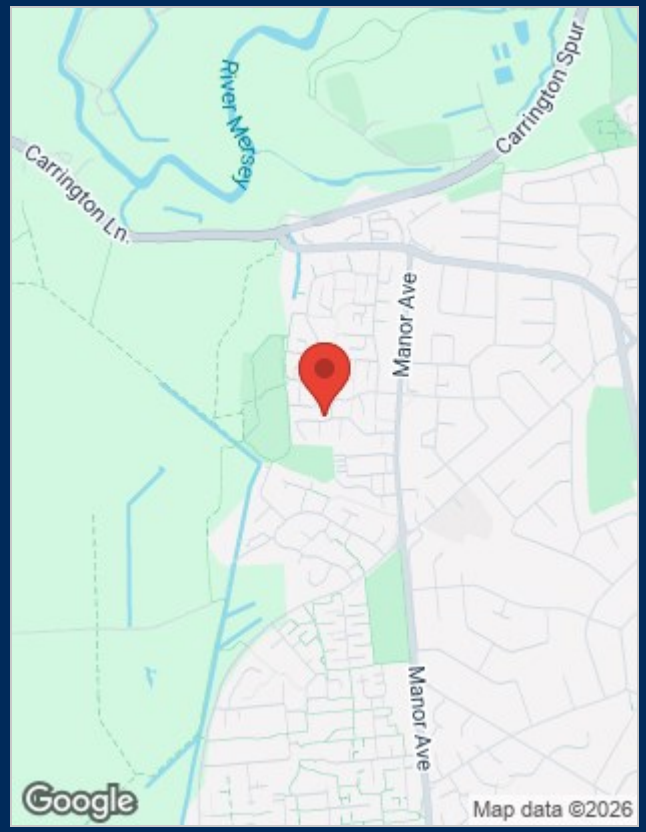
Situated in a popular and well-established residential area, the property enjoys close proximity to Sale town centre, where a wide range of shops, cafés and restaurants can be found. Excellent transport links are within easy reach, including Metrolink services and major road networks, ensuring convenient access to Manchester and the surrounding areas. The location is also well served by highly regarded local schools.

This is a fantastic opportunity to acquire a well-located semi-detached home with generous outdoor space in one of Sale’s most desirable residential areas.

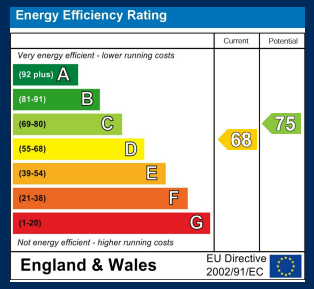
Floor Plans



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.