



**140 Broad Road, Sale, M33 2DF**

**£535,000**

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







# jordan fishwick

- Three Double Bedroom Detached
- Sought After Road
- Spacious Lounge and Separate Dining Room
- Large Driveway and South Facing Garden
- EPC - D
- Close to Sale Town Centre & Metrolinks
- In Need of Modernisation
- Downstairs WC
- Chain Free
- Trafford Council Tax E

**\*\*NO CHAIN\*\*** In need of cosmetic improvement and modernisation, this DETACHED FAMILY HOME is bursting with potential, located in one of Sales' most desired locations, close to Sale Town centre, Sale Water Park and within catchment for Sale Grammar School. This three double bedroom residence boasts South facing garden, spacious driveway for multiple cars and garage prime for conversion.

Internal accommodation briefly comprises; porch, entrance hall, downstairs WC, kitchen with integrated appliances, dining room with French doors opening to private patio area of the garden, generous lounge that has been extended to rear. To the first floor there is a family shower room and three double bedrooms, the master benefitting from fitted wardrobes. Externally, to the rear is an enclosed South facing garden partly laid to lawn and with patio area. Convenient garden store room. The house is double glazed and has a gas combi boiler that's been updated in the last 5 years. EPC Rating D / Trafford Council Tax E.



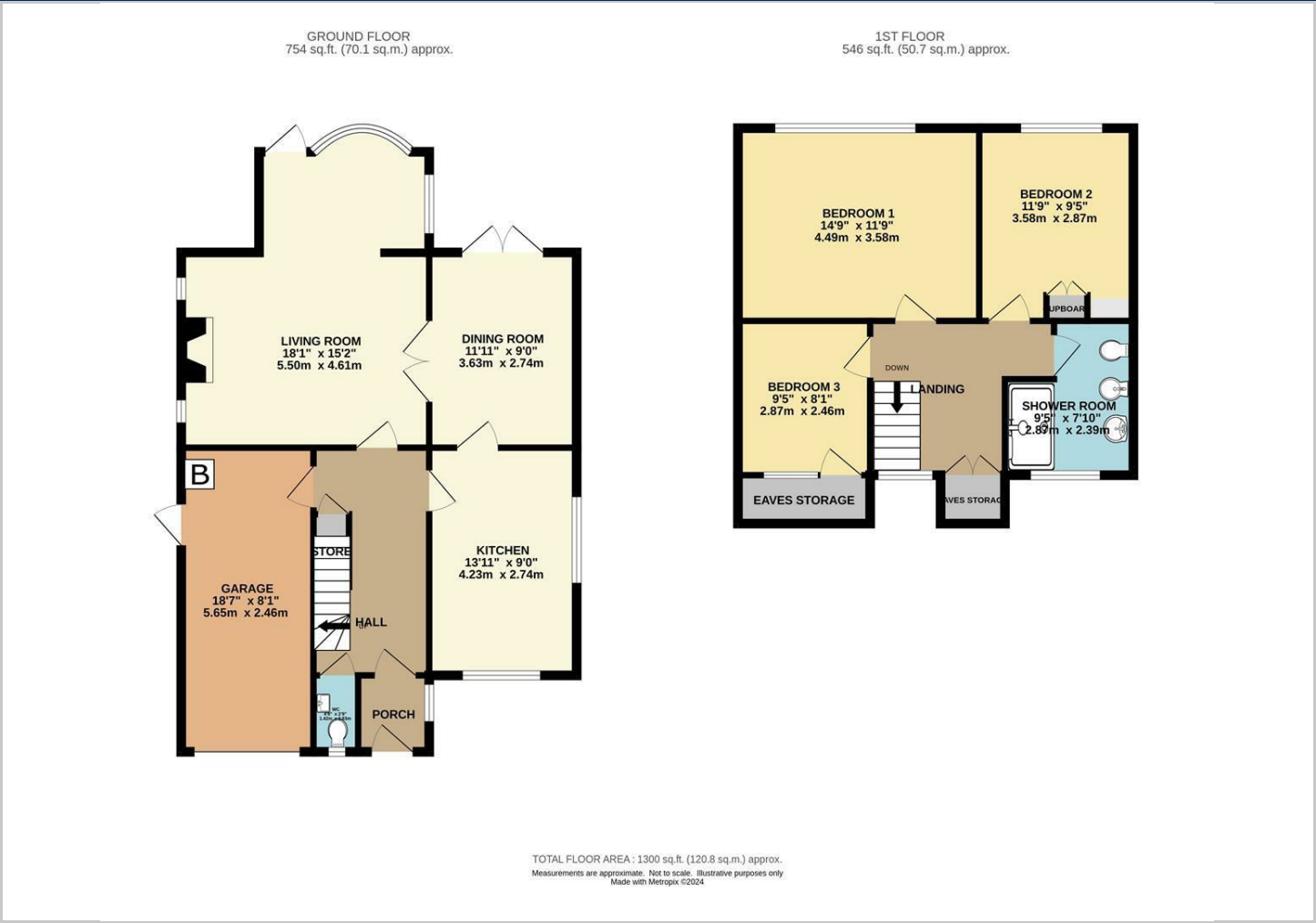




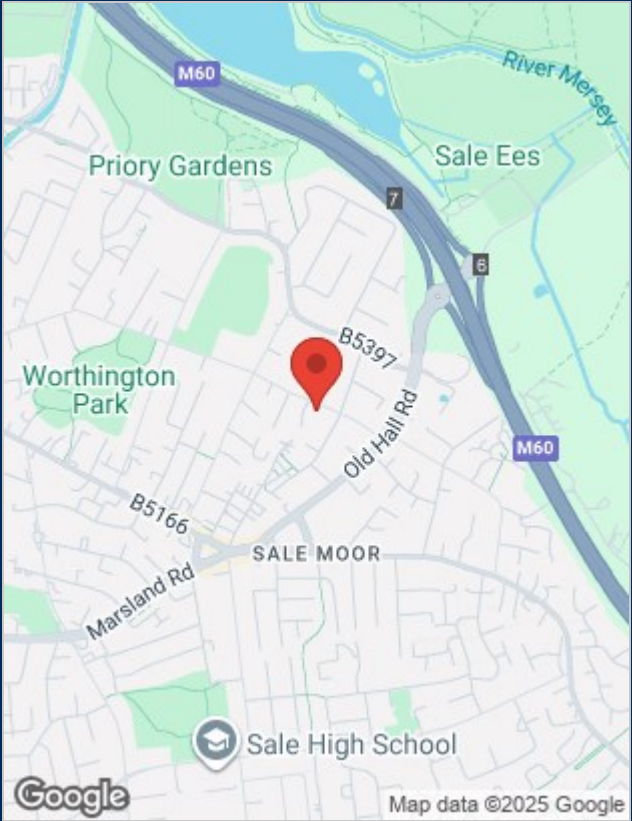




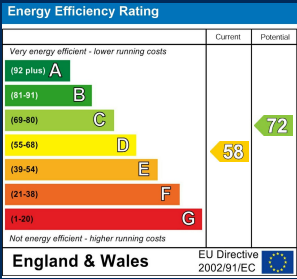
Floor Plans



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.