



53 Southern Road, Sale, M33 6HP

£350,000

www.jordanfishwick.co.uk





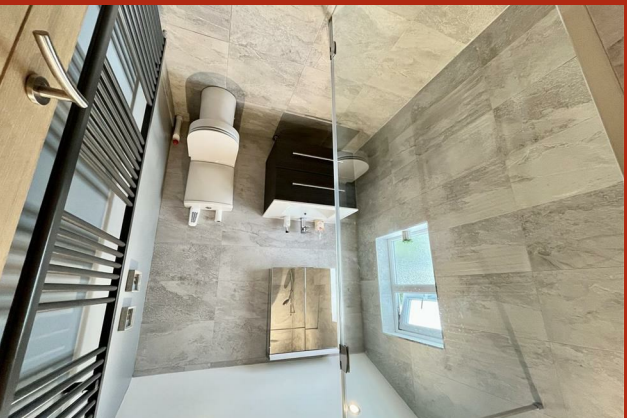
Jordan fishwick

- Two Double Bed Period Terrace
- Large Garden To The Rear
- Two Cellar Rooms
- No Chain
- Council Tax Band C
- Close To Park Road Primary School
- Close To Metro Stop And Town Centre
- Modern Fitted Kitchen And Shower Room
- EPC Rating D
- Great Location

A two double bedroom period terrace boasting a popular location close to the town centre, local tram stop and primary schools. Entrance hall, lounge and dining room, kitchen. Two cellar rooms which are partly converted and offer great storage space or potential conversion. Two double bedrooms and a modern fitted shower room.

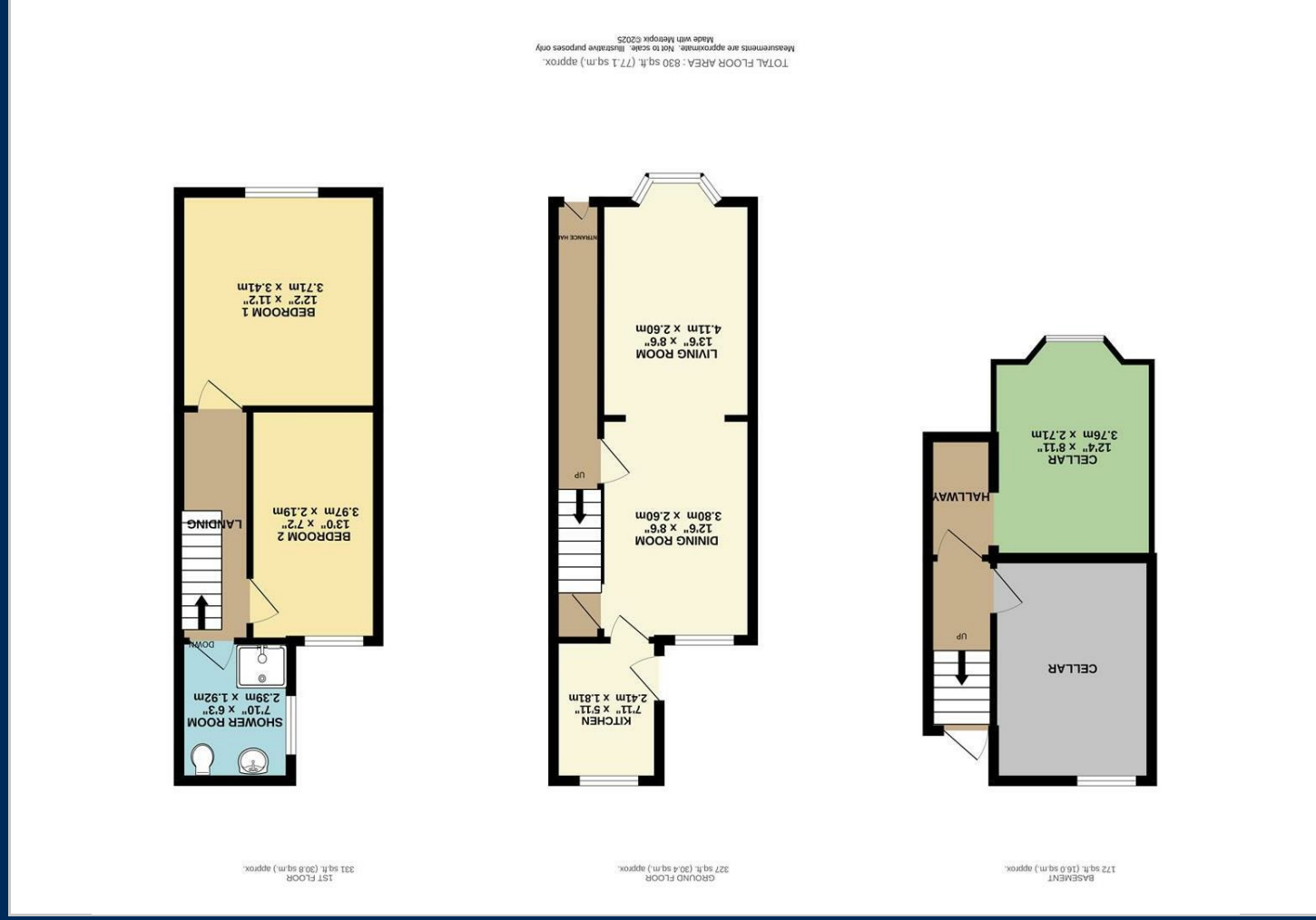
Outside to the rear there is an initial patio area leading to a good size lawned sunny garden.

NO CHAIN.





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.

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

Energy Efficiency Rating	
Current	Possible
87	87
88-90	87
81-91	87
68-80	87
55-68	87
39-54	87
21-38	87
1-20	87

EU Directive 2002/91/EC
England & Wales

Very energy efficient - lower running costs
A (92 plus)

Energy efficient - lower running costs
B (81-91)

Decent energy efficiency - lower running costs
C (68-80)

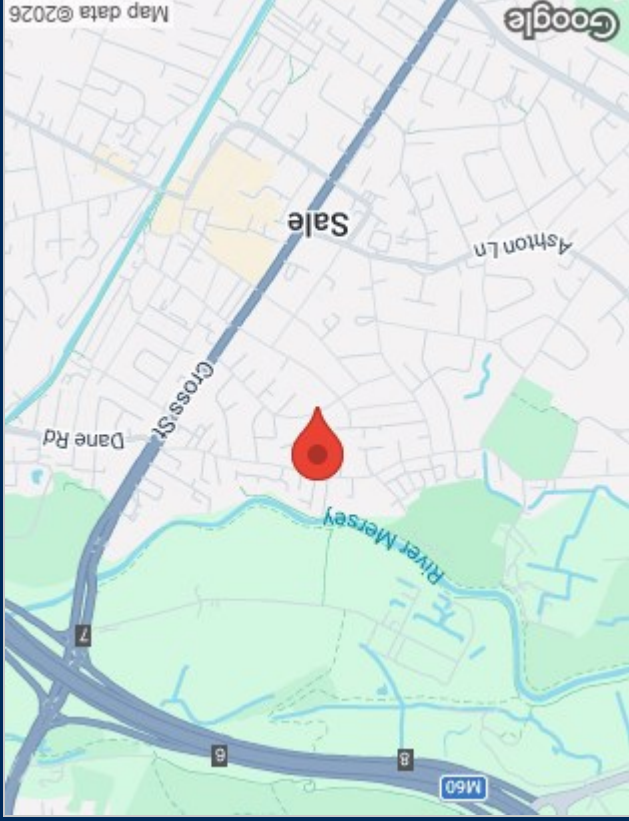
Less energy efficient - higher running costs
D (55-68)

Not energy efficient - higher running costs
E (39-54)

F (21-38)

G (1-20)

Energy Performance Graph



Location Map