



48 Dumber Lane, Sale, M33 5QX

£520,000

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





# Jordan fishwick

- Four Bedroom Semi-Detached
- Beautiful Open Plan Kitchen Diner with Part Vaulted Ceiling, Skylight Windows, & Patio Doors
- Walking Distance To Ashton On Mersey Village And Local Amenities
- Council Tax Band - B
- Highly Desirable Location Close to Ashton Park
- Close Proximity To Wellfield Primary School
- Freehold
- EPC - D

Tucked away in a desirable, quiet, & convenient location is this wonderful extended semi detached family home. Sitting on a large plot with ample parking, and gardens the front and rear. The accommodation offers an abundance of living space finished to a high standard throughout. The property reveals four bedrooms and two bathrooms with accommodation in excess of 1250 sq ft. Positioned in an excellent location for some of Traffords most sought after Primary & Secondary Schools, with local green spaces, and parks within walking distance. Ashton on Mersey Village, Sale Town Centre, and the Metrolink are all within easy reach.

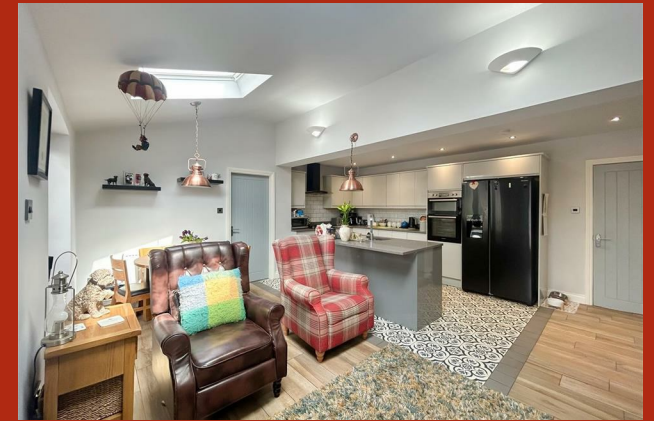
The property briefly comprises; Large Porch, Entrance Hall, Lounge, Open Plan Kitchen Diner with part vaulted ceiling, skylight windows, & patio doors. Sperate utility and Downstairs WC. To the first floor; are Four Bedrooms and a Three Piece Suite Family Bathroom. The Principle Bedroom features an Ensuite Shower Room.

Externally, in addition to the internal garage, the property benefits from secure gated parking to the front with ample space for multiple vehicles and gardens mainly laid to lawn. Low maintenance hard landscaped rear garden with raised planted borders.

Viewing is highly recommended.

Council tax band - B (Trafford). EPC - D

Freehold.

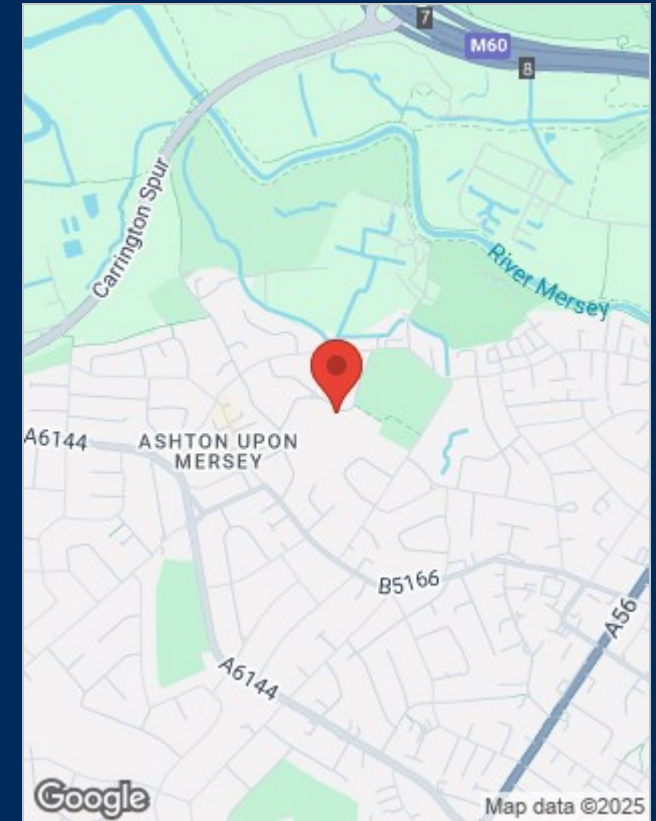




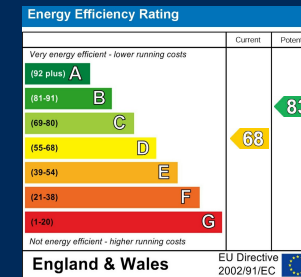
## Floor Plans



## 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.