

www.jordanfishwick.co.uk www.rightmove.co.uk

Email: sale@jordanfishwick.co.uk

Tel: 0161 962 2828

95-97 School Road, Sale, Cheshire, M33 7XA



Thinking of selling or renting your property? For a FREE Market Appraisal please contact us - The Market Leaders

ANOTHER PROPERTY SOLD IN YOUR AREA BY JORDAN FISHWICK
61, DALEBROOK ROAD £500,000

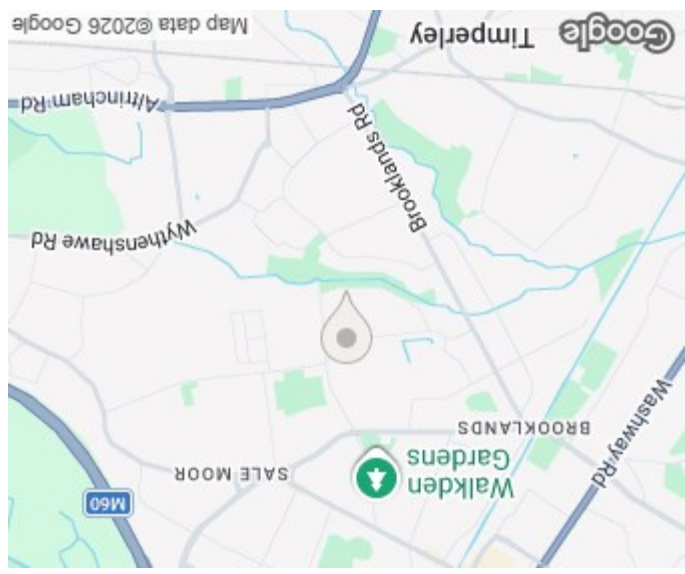


61, DALEBROOK ROAD, SALE, M33 3LB

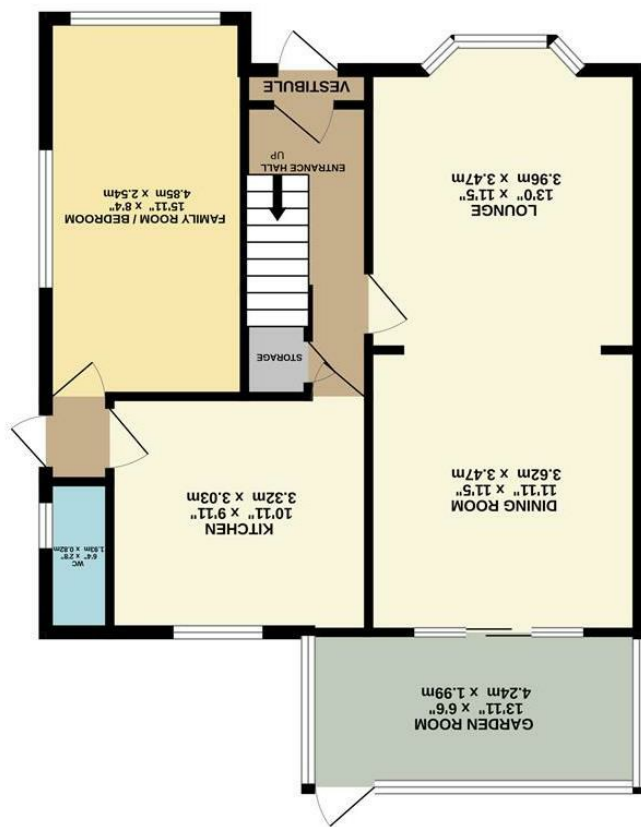
****NO CHAIN**** A charming and substantial detached family residence in the highly sought after Brooklands area of Sale - combining elegant living, versatile space and excellent connections to local amenities. Great front and rear gardens with open views over Baguley Brook Park. Catchment for amazing schools including Brooklands, Sale High & Sale Grammar.

Stepping inside, you are greeted by an inviting entrance hall leading through to the living/dining area flooded with natural light. The ground floor also offers a spacious kitchen with integrated appliances, a bright garden room, an addition reception room and a downstairs WC.

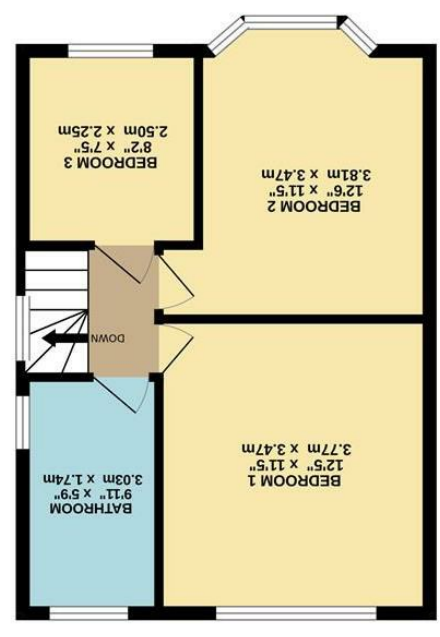
Upstairs, the property boasts three good sized bedrooms and a shower room.



GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 118 sq.ft. (10.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.

| England & Wales | |
|---|-------------|
| EU Directive | 2002/91/EC |
| Very energy efficient - lower running costs | (A) (81-91) |
| Energy efficient - lower running costs | (B) (61-80) |
| Decent | (C) (51-60) |
| Below average | (D) (41-50) |
| Average | (E) (31-40) |
| Below average | (F) (21-30) |
| Very poor | (G) (1-20) |



| England & Wales | |
|---|-------------|
| EU Directive | 2002/91/EC |
| Very energy efficient - lower CO2 emissions | (A) (10-15) |
| Energy efficient - lower CO2 emissions | (B) (15-20) |
| Decent | (C) (20-25) |
| Below average | (D) (25-30) |
| Average | (E) (30-35) |
| Below average | (F) (35-40) |
| Very poor | (G) (40-45) |



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington