

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
3, GRALAM CLOSE £350,000

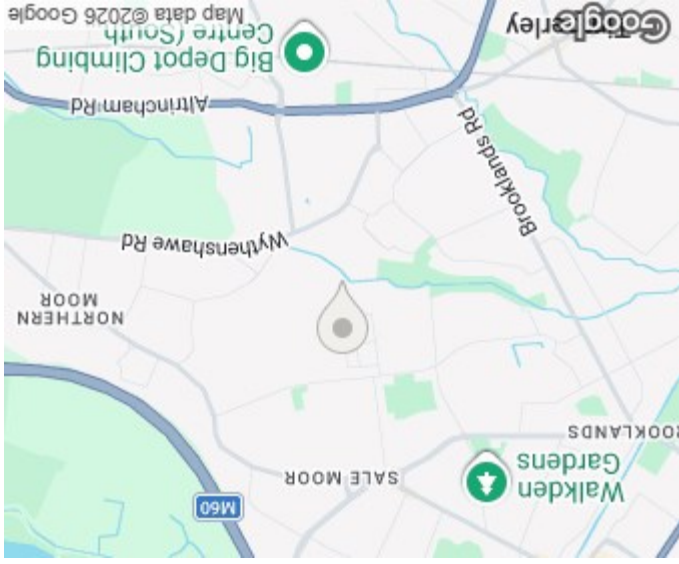


3, GRALAM CLOSE, SALE, M33 2XW

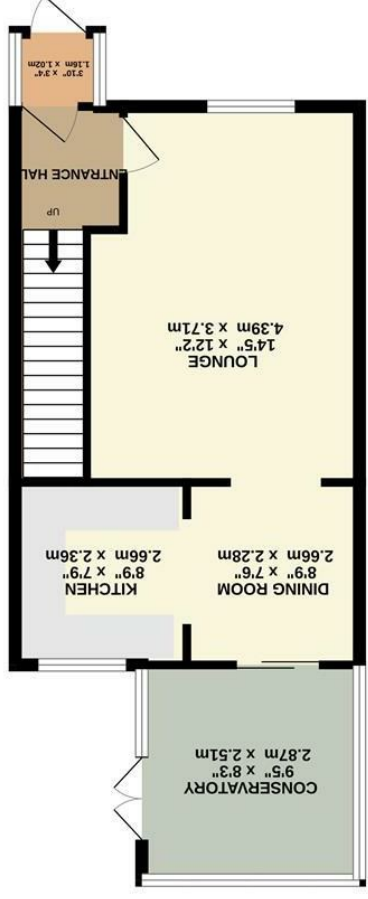
Nestled in the charming area of Gralam Close, Sale, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families. The layout includes two inviting reception rooms, providing ample opportunity for relaxation and entertaining guests.

The first floor is also complemented by a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly neighbourhood.

Sale is known for its vibrant community and excellent amenities, making this location particularly appealing. Residents can enjoy nearby parks, shops, and schools, all within easy reach. The property is also well-connected to public transport, making commuting to nearby cities a breeze.

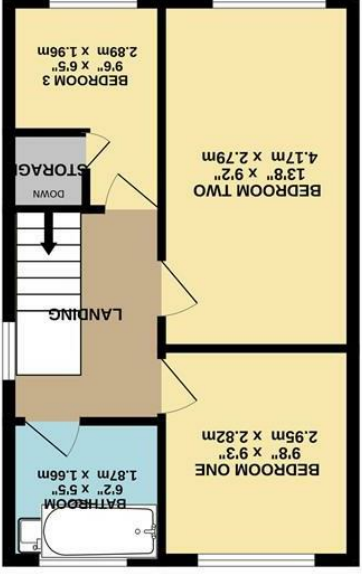


GROUND FLOOR (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 890 sq ft (82.7 sq m.) approx.
Measurements are approximate. Not to scale. Excludes porches only.
Made with Mapbox (2024)

1ST FLOOR (36.5 sq.m.) approx.



Energy Efficiency Rating	
Very energy efficient - lower running costs	(82-91) A
Energy efficient - lower running costs	(69-81) B
Decent energy efficiency - lower running costs	(55-68) C
Decent energy efficiency - higher running costs	(49-54) D
Lower energy efficiency - higher running costs	(39-48) E
Lower energy efficiency - higher running costs	(29-38) F
Very low energy efficiency - higher running costs	(1-20) G

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	(82-91) A
Environmentally friendly - lower CO ₂ emissions	(69-81) B
Decent environmental friendliness - lower CO ₂ emissions	(55-68) C
Decent environmental friendliness - higher CO ₂ emissions	(49-54) D
Lower environmental friendliness - higher CO ₂ emissions	(39-48) E
Lower environmental friendliness - higher CO ₂ emissions	(29-38) F
Very low environmental friendliness - higher CO ₂ emissions	(1-20) G

EU Directive 2002/91/EC

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