

jordan fishwick

95-97 School Road
Sale
Cheshire
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0161 962 2828



41 Pulford Road, Sale, M33 3LR

£570,000

www.jordanfishwick.co.uk





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- Extended Four Bedroom Semi-Detached
- Popular Residential Location
- Walking Distance to Metrolink
- Close to Good Schools
- Downstairs WC
- Driveway Parking
- Freehold
- Council Tax Band C
- EPC Rating D

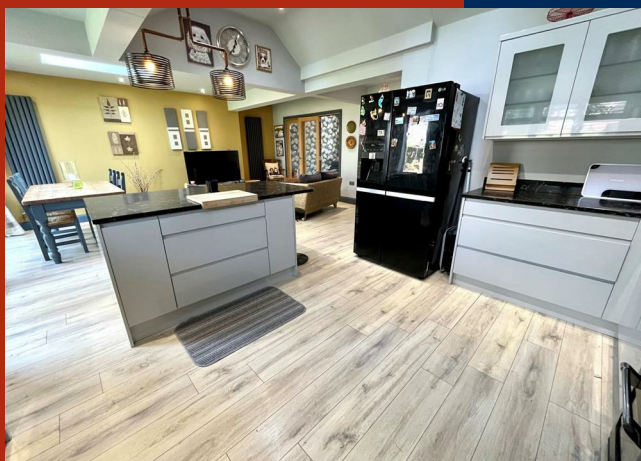
Well presented, extended 1930s four/five bedroom semi-detached family home situated in a popular area of Sale, close to local shops, good schools including Sale Grammar School and transport links including walking distance to Brooklands Metrolink. The property briefly comprises; porch, entrance hall, downstairs shower room, open plan living kitchen/dining area, spacious bay fronted lounge and additional room currently used as a home office (ideal as bedroom 5). To the first floor there are four bedrooms and modern family bathroom. The loft is accessed via a ladder in the master bedroom and offers boarded space for storage.

Externally the property provides off road parking to the front and boasts a generous garden to the rear with mature trees, shrubs and flower bed. The garden is mainly laid to lawn with decked patio area for seating and a useful shed and summer house inclusive! Freehold. EPC Rating D. Council Tax Band C. Call to view!

£570,000



Porch	4'7" x 5'6" (1.4 x 1.7)
Entrance Hall	
Downstairs Shower Room	6'10" x 2'3" (2.1 x 0.7)
Lounge	10'5" x 17'4" (3.2 x 5.3)
Open Plan Living Kitchen	
	24'3" x 19'0" (widest points) (7.4 x 5.8 (widest points))
Utility Room	6'6" x 8'7" (2 x 2.63)
Home Office/Bedroom Five	13'9" x 6'6" (4.2 x 2)
First Floor	
Master Bedroom	10'5" x 11'1" (3.2 x 3.4)
Bedroom Two	
	10'5" x 13'4" (into bay) (3.2 x 4.07 (into bay))
Bedroom Three	17'4" x 6'6" (5.3 x 2)
Bedroom Four	6'2" x 6'6" (1.9 x 2)



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Why take a risk?
Sell Smarter



Bathroom

Externally

7'10" x 5'10" (2.4 x 1.8)





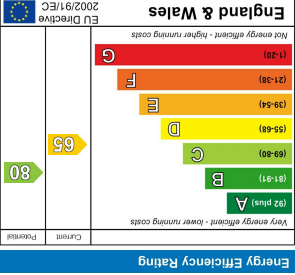
Floor Plans



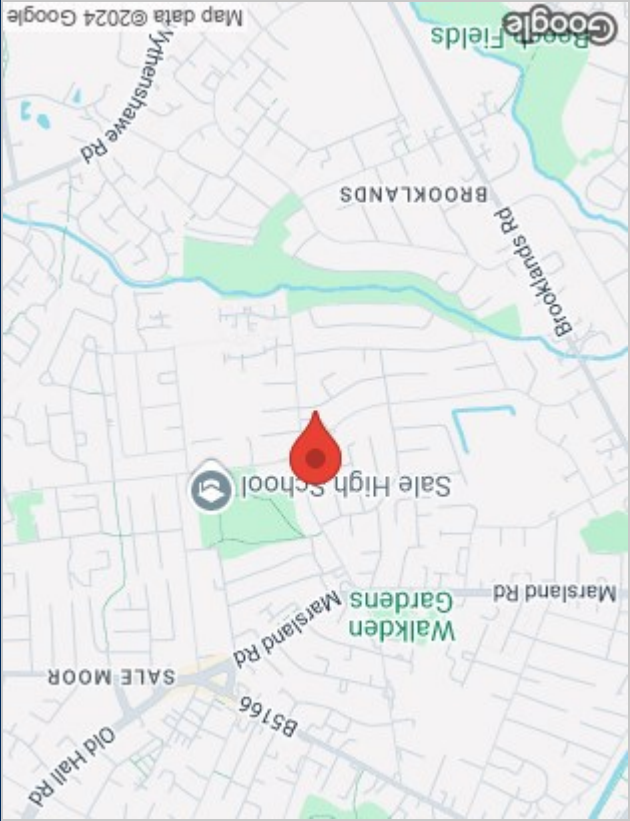
Viewing

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, 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.



Energy Performance Graph



Location Map