



12 Carlton Road, Sale, M33 6PE

£550,000

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jordan fishwick

- Four Bedroom Semi Detached Property
- Generous Gardens To The Rear Overlong The Allotments
- Close To Town Centre
- Detached Garage
- EPC Rating - C
- Full refurbishment
- Park Road School Catchment
- Parking To The Front
- Council Tax Band C
- No Onward Chain

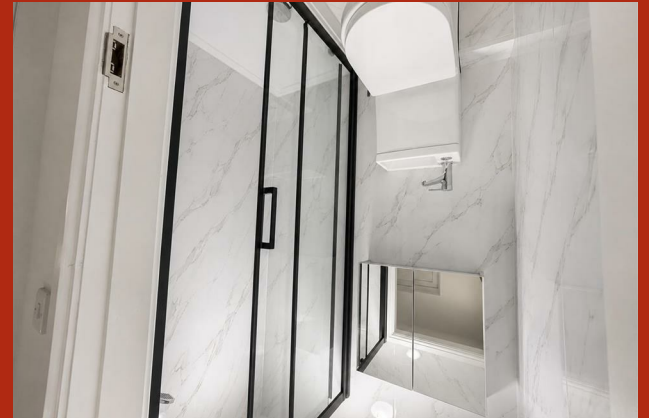
Nestled on Carlton Road in the charming town of Sale, this semi-detached house presents an exceptional opportunity for families seeking a spacious and modern home. Boasting four well-proportioned bedrooms, this property is perfect for those who value both comfort and style. The two inviting reception rooms provide ample space for relaxation and entertaining, making it an ideal setting for family gatherings or social events.

The house features two contemporary bathrooms, ensuring convenience for busy households. A significant advantage of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in this area.

One of the standout features of this home is the large, sunny garden that overlooks tranquil allotments, offering a peaceful retreat for outdoor activities or simply enjoying the sunshine. The garden is perfect for children to play in or for hosting summer barbecues with friends and family.

This property has undergone a full refurbishment, meaning it is ready for you to move in without the hassle of renovations. Additionally, with no onward chain, the buying process is made even simpler, allowing for a smooth transition into your new home.

Conveniently located close to the town centre, you will have easy access to a variety of shops, restaurants, and local amenities, making this an ideal location for modern living. This semi-detached house on Carlton Road is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a beautifully updated home.





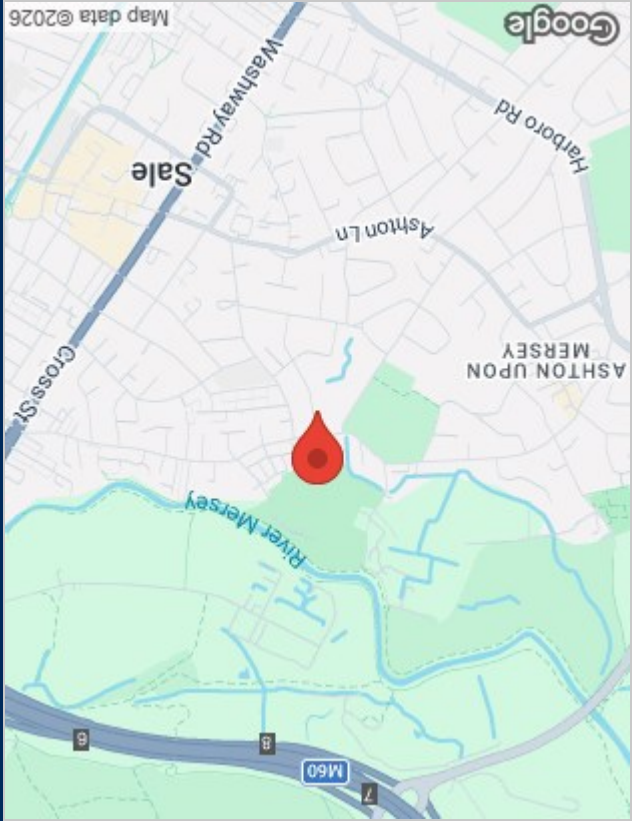
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Viewing information.
Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Total floor area 134.0 sq.m. (1,443 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



Energy Efficiency Rating	
Current	73
Possible	82
Very energy efficient - lower running costs	
A	
(91-95)	
B	
(81-90)	
C	
(69-80)	
D	
(55-68)	
E	
(39-54)	
F	
(21-38)	
G	
(1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Location Map

Energy Performance Graph