



**3 Gralam Close, Sale, M33 2XW**

£350,000

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# Jordan fishwick

- Three-Bedroom Semi-Detached Family Home
- Freehold Property
- Sale High School Catchment
- Council Tax Band C
- Quiet Residential Cul-de-sac
- Conveniently Located Close To Sale Town Centre
- Close To Transport Links
- EPC Rating - C

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.

This home presents a wonderful opportunity for those looking to settle in a welcoming area with a strong sense of community. With its spacious rooms and convenient location, this semi-detached house on Gralam Close is not to be missed. Whether you are a first-time buyer or looking to upsize/down size, this property is sure to meet your needs and exceed your expectations.

Viewing highly recommended!





## Floor Plans

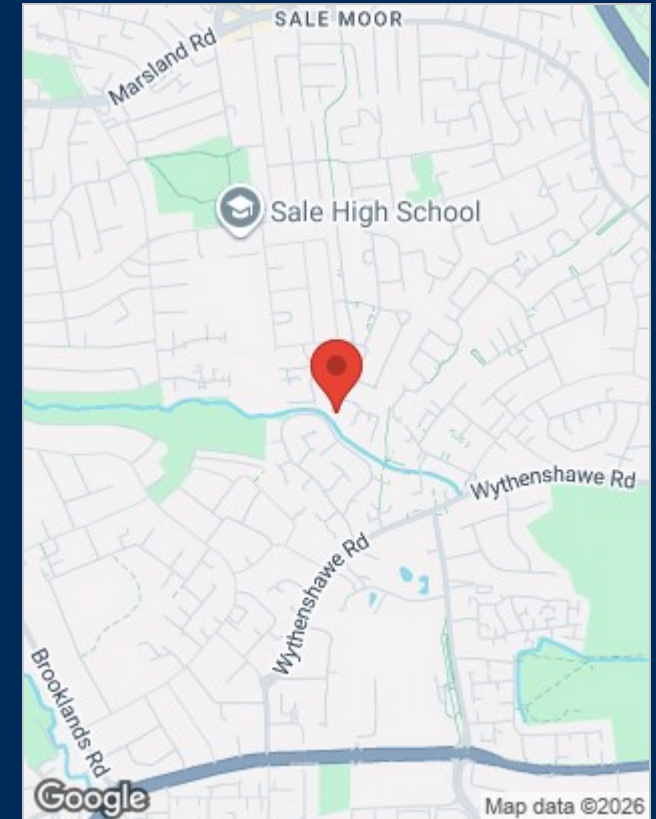


## Viewing

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.

## Location Map



## Energy Performance Graph

