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# 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  
21, LUDFORD GROVE £435,000



# 21, LUDFORD GROVE, SALE, M33 4DP

\*CHAIN FREE\*

A charming three-bedroom semi detached home perfectly positioned on a quiet, tree-lined cul-de-sac in the heart of Brooklands, Sale. This 1930s property blends period character with generous proportions, offering the ideal setting for family life.

Stepping inside, you are greeted by a welcoming hallway leading to a bright, airy lounge with separate dining room, which opens into a light-filled conservatory - ideal for family meals or hosting guests. The kitchen is well equipped and also provides access to the rear garden, creating a seamless flow for everyday living.

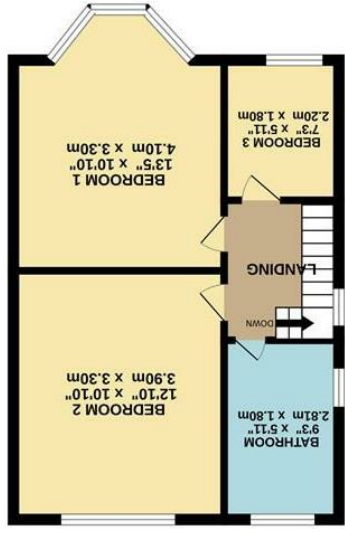
Upstairs, the property offers two spacious bedrooms, a third single bedroom and a four-piece family bathroom. The home retains its original charm while offering scope for personalisation.

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

**AML**



1ST FLOOR  
409 sq. ft. (38.0 sq.m.) approx.



GROUND FLOOR  
818 sq. ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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England & Wales	
EU Directive 2002/91/EC	Not environmentally friendly - lower CO2 emissions
(12-15)	A
(15-17)	B
(18-20)	C
(21-23)	D
(24-27)	E
(28-30)	F
(31-35)	G

England & Wales	
EU Directive 2002/91/EC	Not energy efficient - higher running costs
(12-15)	A
(15-17)	B
(18-20)	C
(21-23)	D
(24-27)	E
(28-30)	F
(31-35)	G

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.

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