jordan fishwick

95-97 School Road
Sale
Cheshire
M33 7XA
sale@jordanfishwick.co.uk
0161 962 2828



13 Pine Grove, Sale, M33 5WN

Offers In The Region Of £425,000

www.jordanfishwick.co.uk

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- NO ONWARD CHAIN
- Cul De Sac setting
- Large rear garden
- Off Road parking
- Great Development Potential
- Very popular location near Ashton on Mersey
- Garage
- EPC Rating D and Council Tax Band C

NO ONWARD CHAIN Nestled in the charming cul-de-sac of Pine Grove, Sale, this delightful semi-detached house offers a wonderful opportunity for families and investors alike.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. There are three well-proportioned bedrooms, providing comfortable accommodation for family members or guests. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is the large rear garden, which presents a fantastic canvas for gardening enthusiasts or those looking to create an outdoor haven. Additionally, the garage offers practical storage solutions, while the driveway accommodates parking for up to three vehicles.

Situated near Ashton on Mersey, this home benefits from a peaceful location while still being close to local amenities, schools, and transport links. The potential for development is significant, making this property an attractive prospect for those looking to invest in their future.

In summary, this semi-detached house in Pine Grove is a perfect blend of charm, space, and potential, making it an ideal choice for anyone seeking a family home or a promising investment opportunity.

















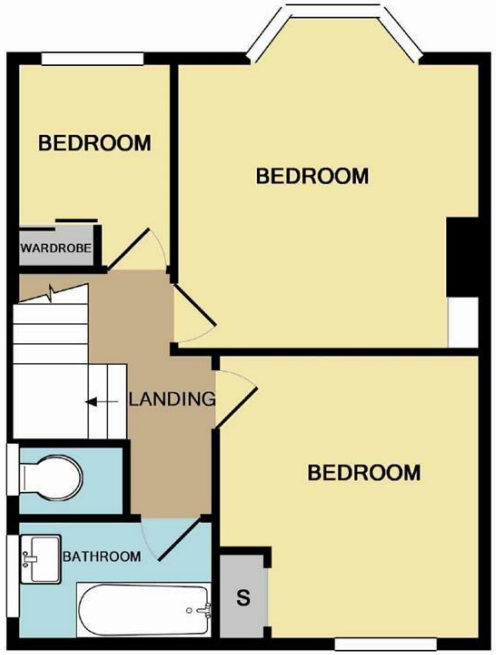




Floor Plans



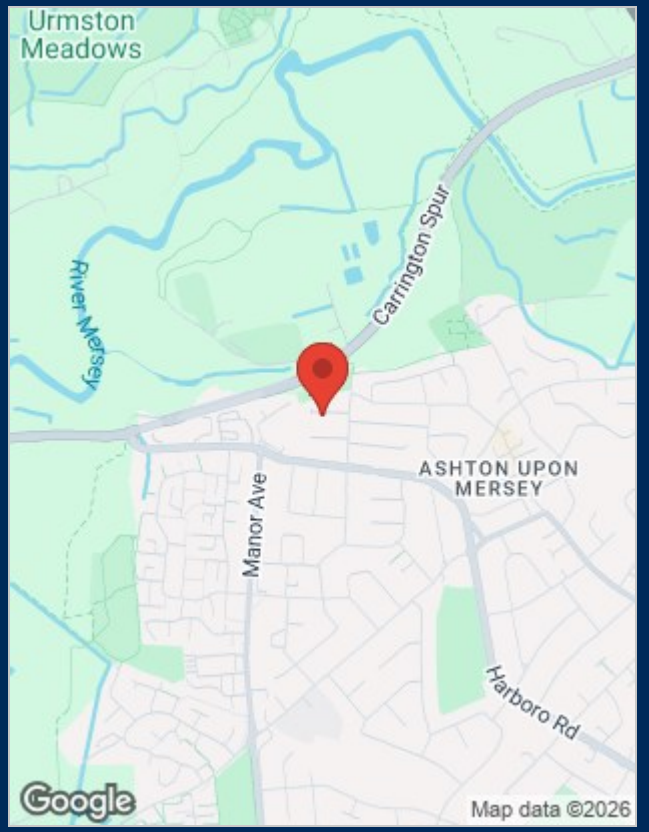
GROUND FLOOR



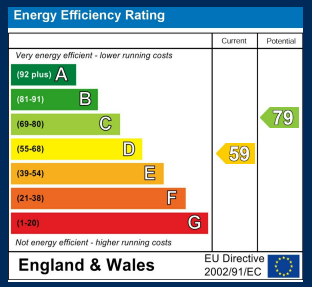
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location Map



Energy Performance Graph



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.