



**1 Brighton Grove, Sale, M33 7EZ**

£285,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- Three Bedroom End Terrace
- Two Minute Walking Distance To Sale Town Centre
- Private Rear Courtyard
- Council Tax Band B
- Permit Parking
- Close To Local Amenities
- EPC - D
- CHAIN FREE

**\*\*CHAIN FREE\*\***

A delightful three-bedroom, end-terrace home in the heart of sale offering well-proportioned living space, excellent local amenities and a spacious layout across two floors. Perfect for a first-time buyers, young families or investors.

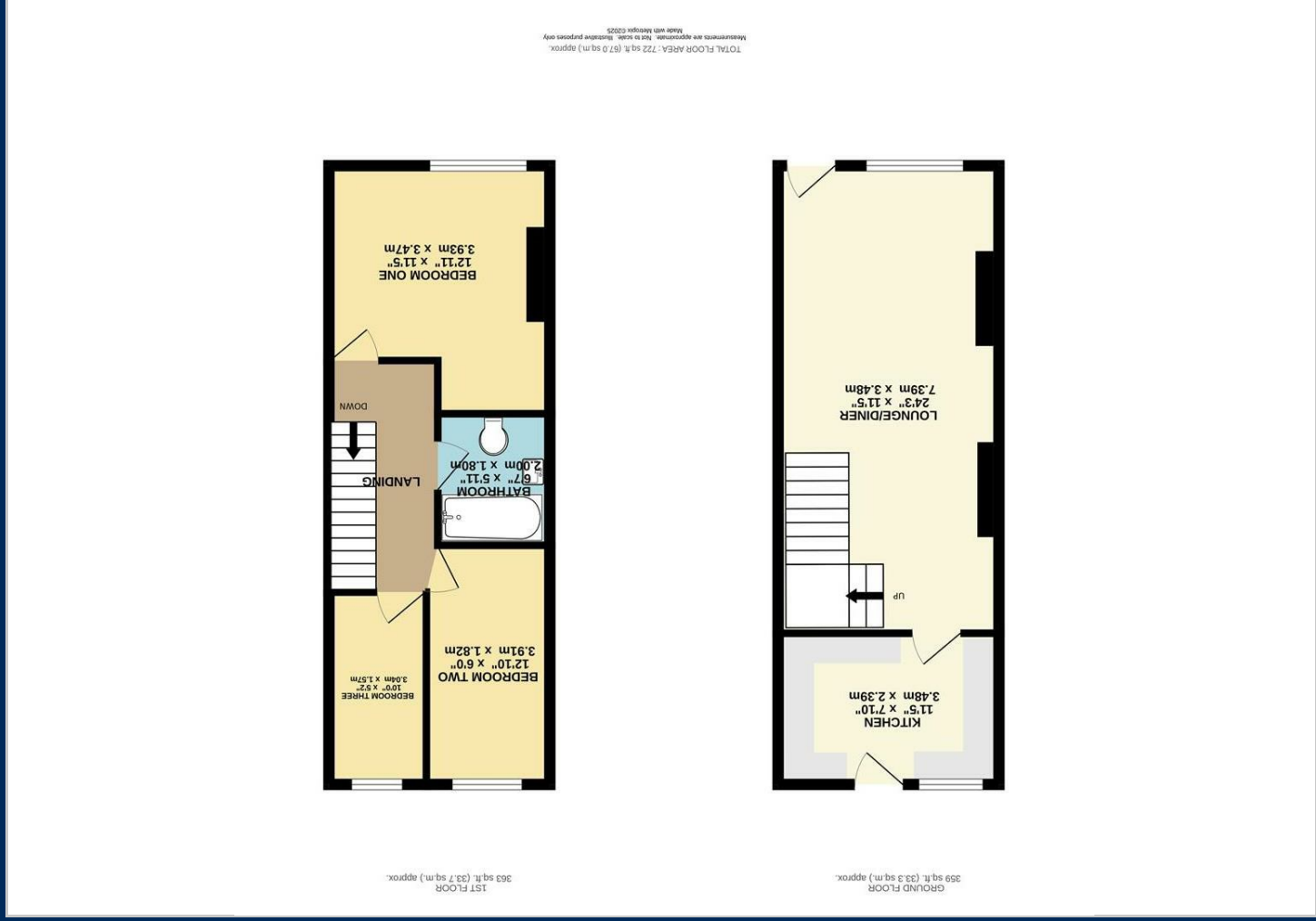
The ground floor offers a seamless flow between living, dining and kitchen area sitting at the rear. Upstairs hosts three well-proportioned bedrooms alongside a contemporary three-piece bathroom suite.

Enjoy a private courtyard at the rear - ideal for al fresco dining or quiet relaxation. Convenient permit parking is available at the front.

Freehold. EPC D. Council Tax Band B.







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 Efficiency Rating	
Current	Potential
A (92 Plus)	A (92 Plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	

EU Directive 2002/91/EC  
England & Wales

Energy Performance Graph

