



**37 Dargle Road, Sale, M33 7FN**

Offers Over £450,000

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









# jordan fishwick

- Spacious Three Bed Semi Detached
- Excellent Transport Links
- Downstairs WC
- Detached Garage
- EPC Rating D
- Three Reception Rooms
- Catchment for Fantastic Trafford Schools
- Large Driveway with Fitted EV Charger
- Trafford Council Band C
- Freehold

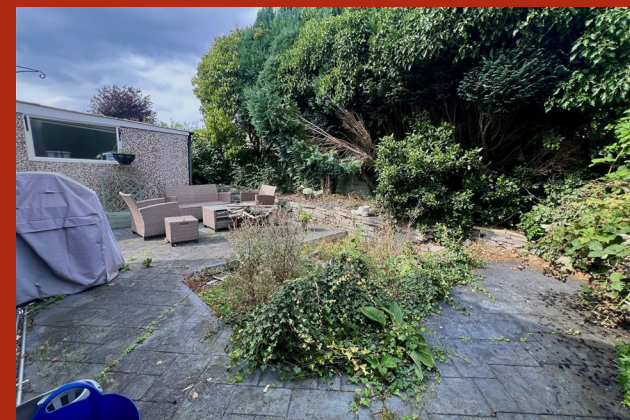
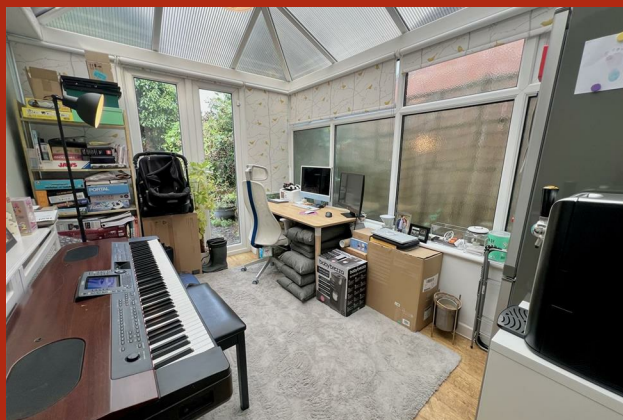
Bay fronted three bedroom semi-detached family home offering spacious accommodation throughout. The property is conveniently positioned within easy reach of Sale Town Centre boasting with shops and amenities. Situated within the catchment of fantastic Trafford schools while also benefitting from excellent transport links including easy motorway access, Dane Road and Sale Metrolink.

The property briefly comprises; porch inviting entrance hall, large lounge with bay window, WC, generous kitchen with an external side porch, spacious dining room leading through to a conservatory with access to the rear garden. To the first floor there are three good sized bedrooms with ample storage and a four-piece family bathroom suite.

Externally there is a large driveway suitable for multiple cars as well as a fitted EV charger. Side access leads to a good sized rear garden. The property also benefits from a detached garage perfect for storage or conversion.

Freehold. Council Tax Band C. EPC D.

Viewing is highly recommended!





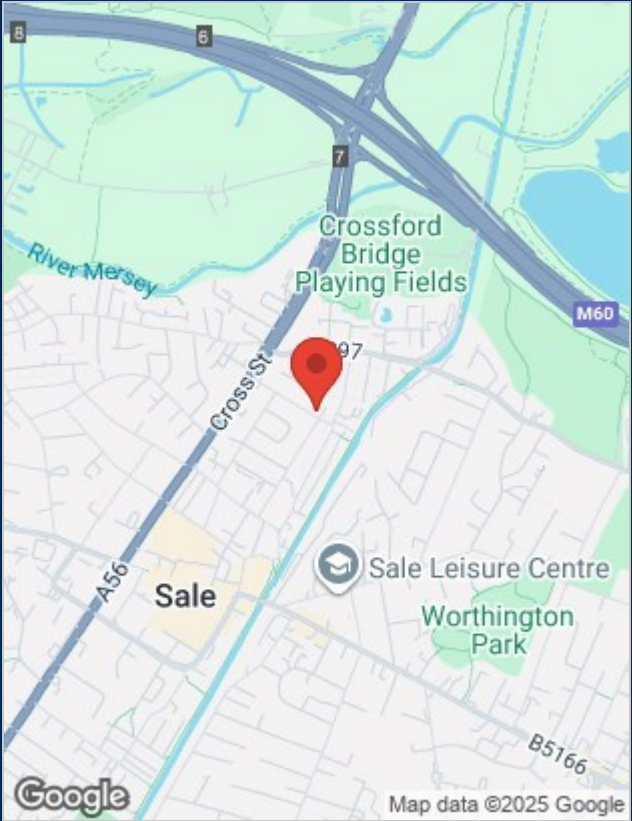




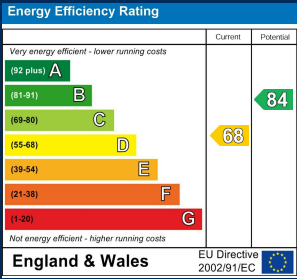
Floor Plans



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.