



12 Era Street, Sale, M33 3AH

£315,000

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





# *Jordan fishwick*

- Beautiful Two Bed Mid Terrace
- Contemporary Kitchen and Bathroom
- South Facing Rear Courtyard
- Trafford Council Tax Band B
- Freehold
- Spacious Living/Dining Room
- Fantastic Location in The Heart of Sale
- Significant Curb Appeal
- EPC Rating D

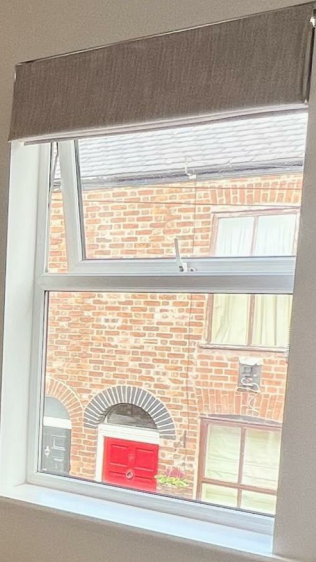
Beautifully presented two bedroom mid-terrace situated on one of Sale's fewest cobbled streets! Located within close proximity to Sale Town Centre boasting with local shops and amenities, the property benefits from excellent transport links including Sale Metrolink within walking distance.

The accommodation comprises in brief; immaculate living/dining room offering copious space and comfort and a contemporary kitchen. To the first floor there is a generous principle bedroom, second bedroom and modern bathroom finished to a high standard.

Externally is a south facing rear courtyard perfect for hosting/relaxing and on street parking to the front.

Call now to view!





## Floor Plans

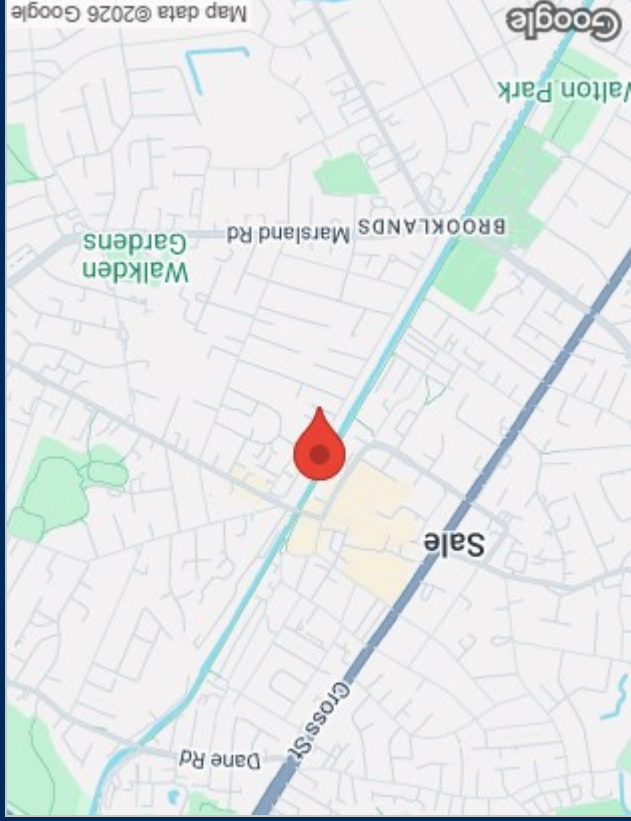


## Viewing

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, in good working order. Purchasers should satisfy themselves as to the condition of the property in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Nothing in these particulars shall be deemed to be a statement that the property is in good

## Location Map



## Energy Performance Graph

