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54 Cumberland Road, Sale, Cheshire, M33 3QT

NO CHAIN

A fantastic opportunity to acquire this beautiful 1930's family home built with Dutch architectural influence. Set within the sought-after 'Lakes Estate' within walking distance to excellent Trafford Schools and various amenities in Sale. Requiring full renovation throughout the property offers fantastic potential.

The ground floor currently comprises; vestibule, spacious entrance hallway, bay fronted lounge, second reception room overlooking the generous rear garden, dining/morning room, kitchen and rear porch. To the first floor are three well-proportioned bedrooms with eaves store to bedroom three and shower room with separate WC.

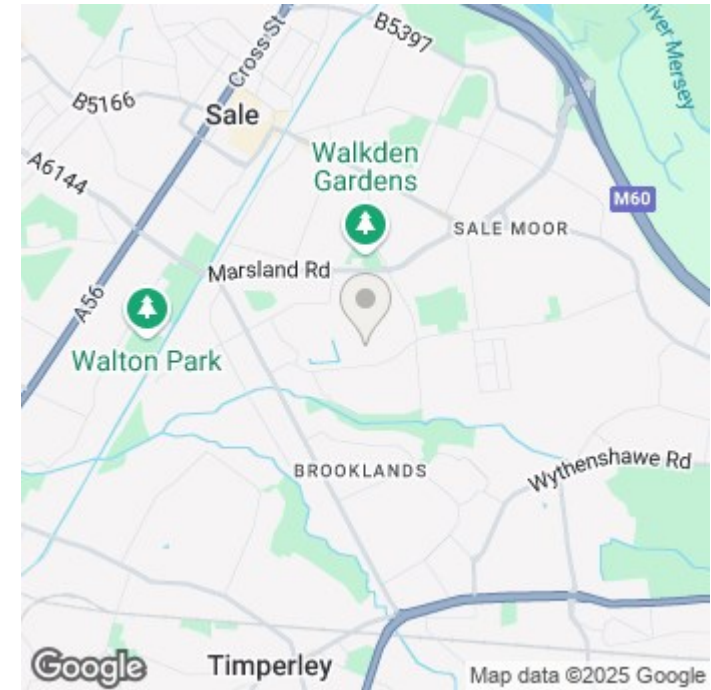
Externally, there is a detached garage, driveway fit for multiple cars and spacious gardens. CALL NOW TO VIEW!

£500,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

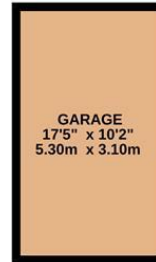
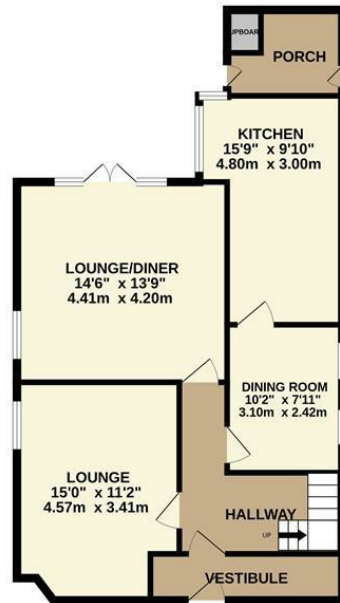


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1595 sq.ft. (148.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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