



**44 Reading Drive, Sale, M33 5DL**

**£950,000**

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







# jordan fishwick

- CHAIN FREE
- Spacious Living Accommodation
- Desirable Location
- Large Driveway Suitable for Multiple Cars
- Trafford Council Tax Band F
- Five Bedroom Detached
- Potential to Extend (STPP)
- South Facing Rear Garden
- EPC Rating D
- Freehold

Beautifully presented five-bedroom detached offering over 1700 sq.ft. of versatile living space and character occupying a generous plot. Ideally located close to Sale Town Centre, boasting with shops and amenities, and within the catchment area for fantastic Trafford schools making this the perfect family home.

Through an inviting porch, the ground floor provides a welcoming entrance hallway leading to two spacious reception rooms, ideal for entertaining or relaxing with the family. A well-proportioned kitchen and living/dining area offers plenty of scope for modernisation and extension (subject to planning), while large windows throughout flood the home with natural light.

To the first floor, the property boasts five good-sized bedrooms with the spacious principle bedroom housing an ensuite and a further modern family bathroom,

Externally, the home is set back from the road with a private driveway offering ample off-road parking and access to a garage. To the rear, a large south facing well-maintained garden provides an excellent outdoor space for all occasions.

Call now to view!



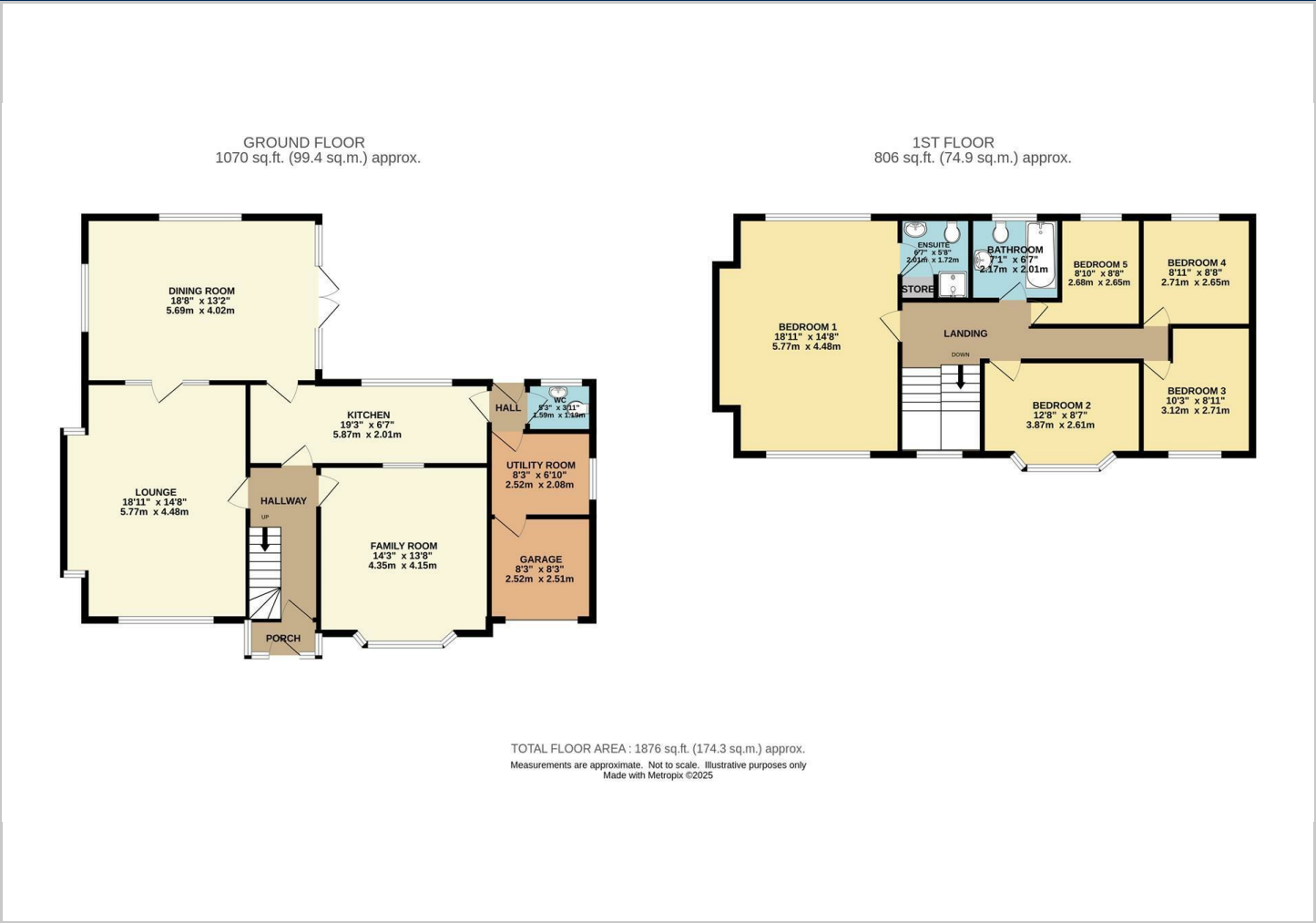




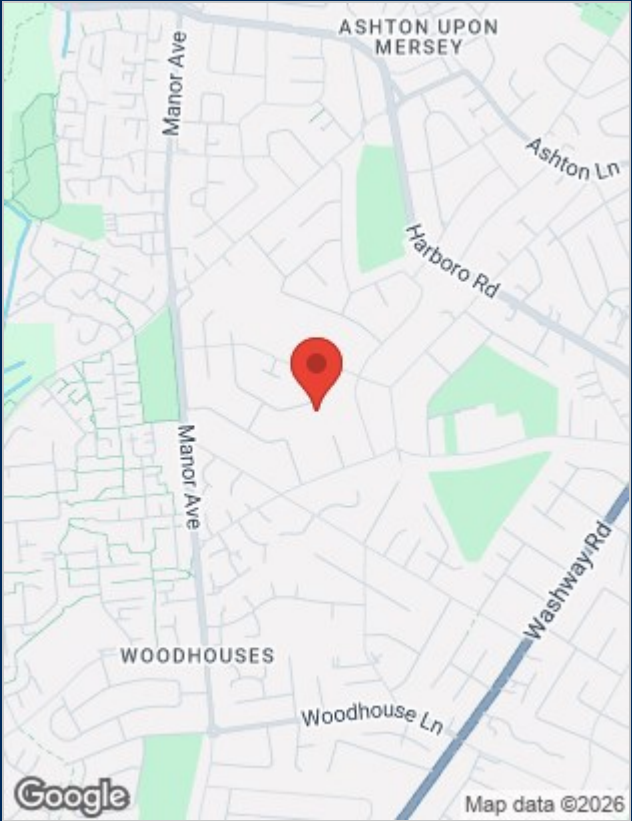




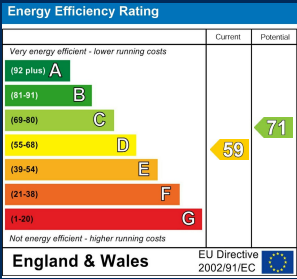
Floor Plans



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.