



**6 Cambridge Close, Sale, M33 4YJ**

Offers Over £700,000

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# Jordan fishwick

- Four Bedroom Detached Family Home
- Modern Build
- Spacious Garden & Driveway
- NO CHAIN
- Council Tax Band F
- Quiet Cul De Sac Location Off The Avenue
- Detached Converted Garage
- Open Plan Kitchen/Dining/Conservatory
- Freehold
- EPC Rating Awaited

An Impressive Four Double Bedroom Detached property situated on a quiet cul-de-sac off The Avenue, within catchment area for popular schools and transport links.

Being sold with NO CHAIN, this family home comprises: entrance hall with store cupboard housing the Vaillant boiler, lounge with modern gas fire, stylish downstairs WC, open plan fitted kitchen/diner with breakfast bar opening into the conservatory with doors out onto the garden.

To the first floor there are four well proportioned bedrooms with ensuite shower room to the master bedroom and modern family bathroom.

Externally, the SOUTH FACING rear garden is mainly laid to lawn and enclosed with timber fencing.

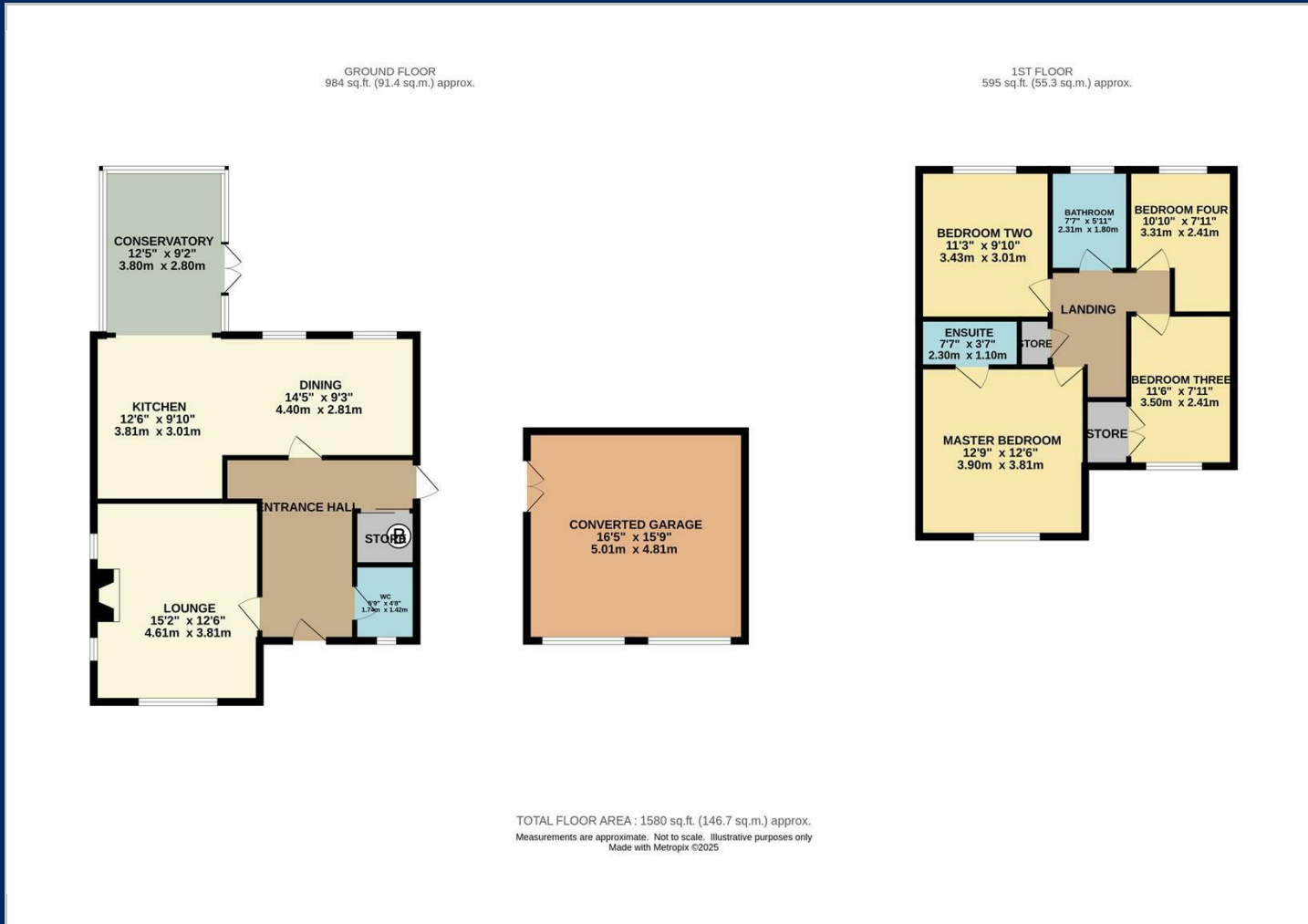
The property also benefits from a converted detached double garage which offers ample space for various uses such as home gym, office, play room, cinema room etc.

Call to view!

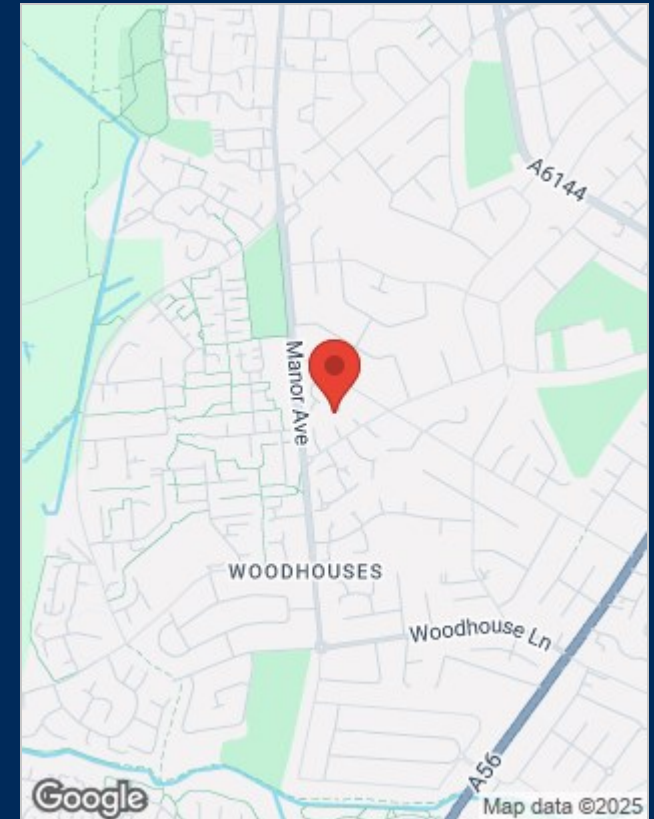




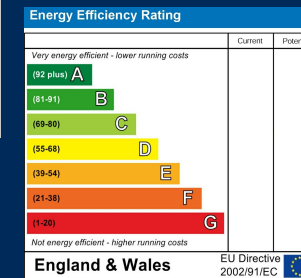
## Floor Plans



## 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.