



**10 Kirklands, Sale, M33 3SG**

£550,000

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





# *jordan fishwick*

- NO CHAIN
- Downstairs WC
- Three Bedroom Semi Detached
- Council Tax Band D
- Freehold
- Brooklands School Catchment
- Large Rear Garden
- EPC Rating TBC
- Off-Road Driveway Parking

**\*\*NO CHAIN\*\*** A beautifully presented family home in one of Sale's most sought-after neighbourhoods. Tucked away on the quiet and leafy cul-de-sac of Kirklands, this delightful property offers the perfect blend of comfort, style and convenience. With excellent schools, green spaces and transport links on your doorstep, it's the ideal setting for modern family living.

Stepping inside, you are greeted by a welcoming, spacious porch area that leads through to the living/ dining area and conservatory which are all flooded with natural light. Downstairs, the property also boasts a spacious kitchen, garage, WC and ample storage all offering scope for reconfiguration or open plan living if desired.

Upstairs, the property provides three well-proportioned bedrooms and a family bathroom. While the interiors may require modernisation, the space and layout present an ideal foundation for a stylish family home.

To the front, there is a small garden area with a large driveway providing ample off road parking. The rear garden is of a good size, offering plenty of space for landscaping or extending the property, subject to the relevant permissions.

Early viewing is recommended, call us to book!

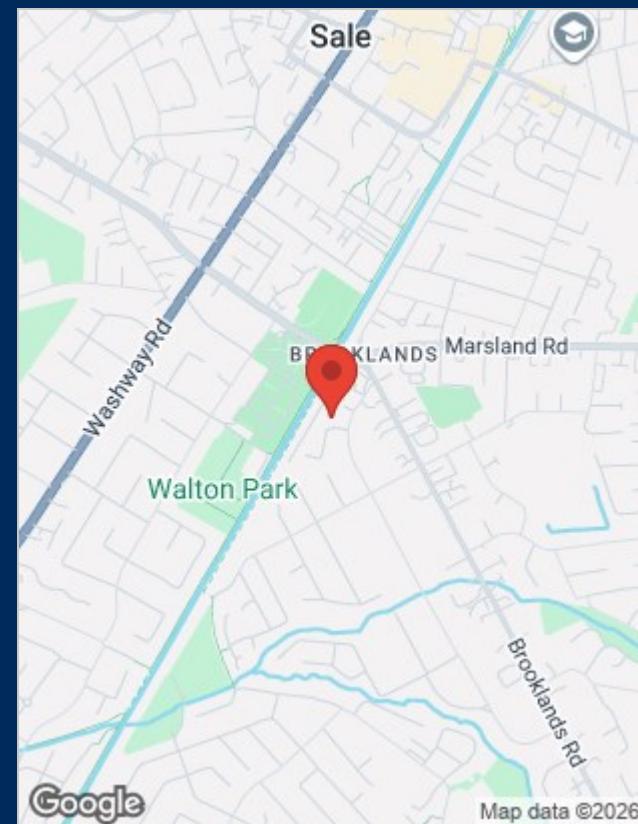




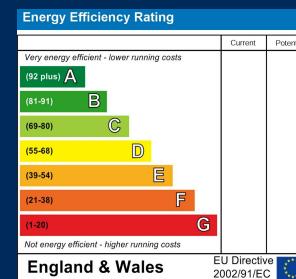
## Floor Plans



## 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.