



34 Larchwood Close, Sale, M33 5RP

£439,000

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Jordan fishwick

- Extended Four Bedroom Semi-Detached
- Walking Distance to Local Schools
- Large Garage
- South West Facing Garden
- Council Tax Band B
- Cul-De-Sac Location
- Close to Ashton-Upon-Mersey Village
- Driveway Parking
- Leasehold - 999 Year Lease from 1981
- EPC Rating Awaited

Beautifully presented four bedroom semi-detached, perfectly situated on a quiet cul-de-sac within close proximity to good schools, transport links, and amenities. Ideally located just a short walk from Firs Road Primary makes this a great family home.

Offering well proportioned accommodation throughout, the ground floor comprises; porch, living room, spacious dining room and generous kitchen both fitted with underfloor heating. The ground floor also benefits from a large garage ripe for conversion with plumbing already in place for a downstairs shower room. To the first floor there are three well-proportioned double bedrooms, a fourth single room and a three-piece family bathroom with a dual heated towel rail.

Externally, there is a sizeable driveway to the front and a private south west facing garden with multiple seating areas to the rear.

Leasehold - 955 Years Remaining - Trafford Council Tax Band B - EPC Rating Awaited.



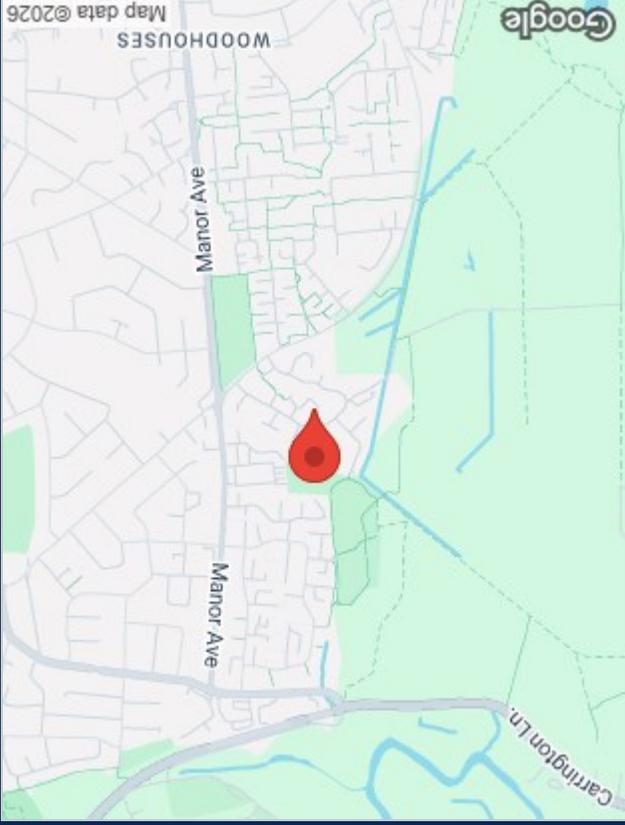


Floor Plans



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.



Energy Efficiency Rating	
Current	Possible
	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Not energy efficient - higher running costs	

England & Wales
 EU Directive 2002/91/EC

Energy Performance Graph

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.