



**61 Dalebrook Road, Sale, M33 3LB**

Offers Over £500,000

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





# Jordan fishwick

- NO CHAIN
- Brooklands School Catchment
- Driveway Parking
- EPC Rating - TBC
- Downstairs WC
- Three Bedroom Detached
- Great Family Home
- New Boiler and updated central heating system
- Council Tax Band - E

**\*\*NO CHAIN\*\*** A charming and substantial detached family residence in the highly sought after Brooklands area of Sale - combining elegant living, versatile space and excellent connections to local amenities. Great front and rear gardens with open views over Baguley Brook Park. Catchment for amazing schools including Brooklands, Sale High & Sale Grammar.

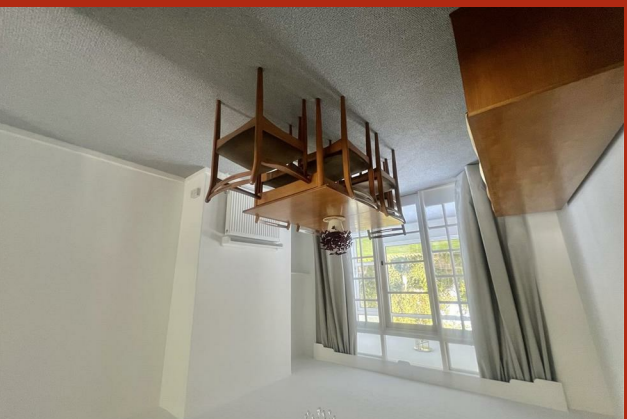
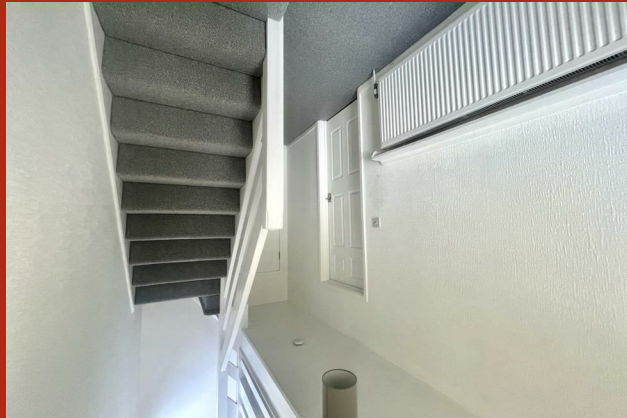
Stepping inside, you are greeted by an inviting entrance hall leading through to the living/ dining area flooded with natural light. The ground floor also offers a spacious kitchen with integrated appliances, a bright garden room, an addition reception room and a downstairs WC.

Upstairs, the property boasts three good sized bedrooms and a shower room.

Externally, the property also offers a driveway providing ample off road parking.

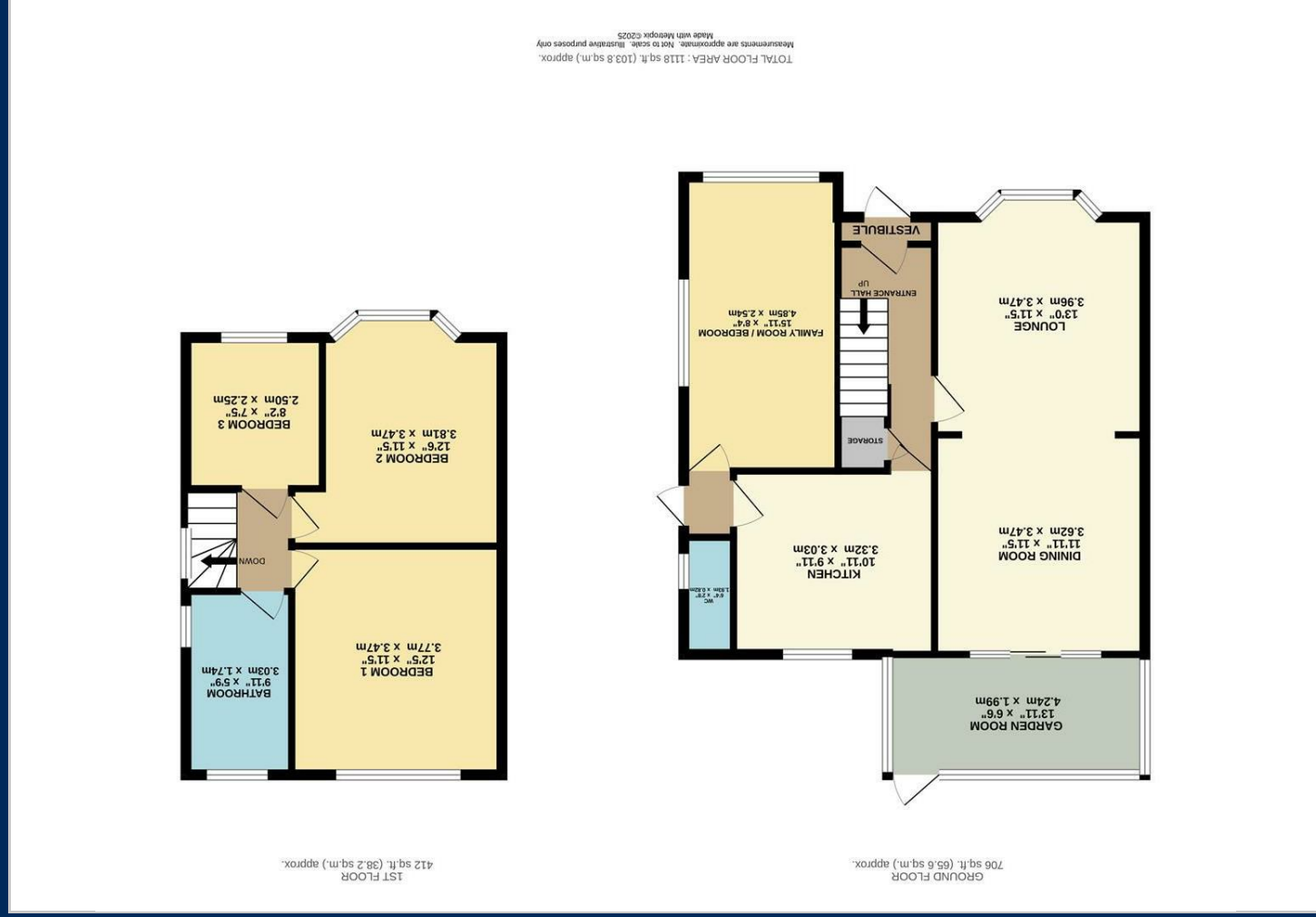
Viewing highly recommended!

EPC - Rating TBC  
Council Tax Band - E





## Floor Plans

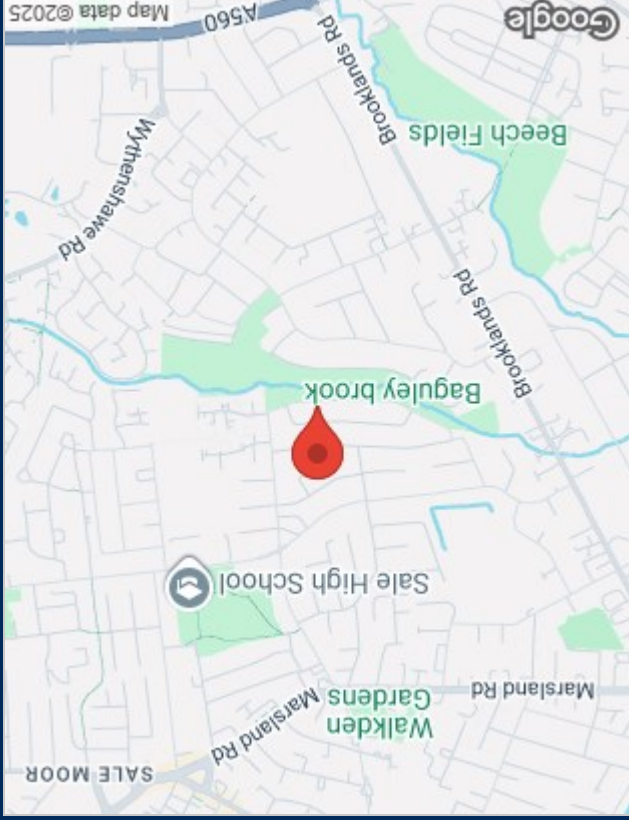


## Viewing

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
79	65
Very energy efficient - lower running costs (92 plus) A	
Energy efficient (81-91) B	
Decent energy efficiency (69-80) C	
Fair energy efficiency (55-68) D	
Poor energy efficiency (45-54) E	
Non energy efficient - higher running costs (21-38) F	
Non energy efficient - higher running costs (1-20) G	
EU Directive 2002/91/EC England & Wales	

## Energy Performance Graph



## Location Map

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in whole or in part, 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.