jordan fishwick

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Sale
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0161 962 2828



36 Broad Road, Sale, M33 2BN

Offers Over £550,000

www.jordanfishwick.co.uk

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COOKERY BOOK

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- Chain Free
- Substantial Corner Plot
- Three Reception Rooms
- Within Catchment for Excellent Local Schools
- EPC Rating Awaited
- Extended 4/5 Bed Semi
- In Need of Modernisation
- Convinient Location Near Sale Town Centre
- Council Tax Band - D
- Freehold

NO CHAIN

Situated on the ever-popular Broad Road in Sale, this extended semi-detached property occupies a substantial corner plot and offers an exciting opportunity for buyers looking to modernise and create their ideal family home. Conveniently positioned close to a range of local shops, amenities and well-regarded schools, including Sale Grammar School, the property is ideally placed for family living.

The spacious accommodation comprises an entrance porch leading into a grand entrance hallway, three generous reception rooms, a conservatory and a large kitchen, complemented by a separate utility room and shower room. To the first floor, there are four well-proportioned bedrooms, with potential to create a fifth bedroom, alongside a family bathroom.

Externally, the property benefits from an impressive corner plot with gardens to the front, side and rear, offering excellent outdoor space and the potential to enjoy sunshine throughout the day. To the rear, a driveway provides off-road parking and leads to a detached garage, offering additional storage.

Requiring modernisation throughout, this property presents a fantastic opportunity to add value and personalise a substantial home in a highly desirable Sale location. With its generous plot, spacious accommodation and scope for further enhancement, early viewing is highly recommended to appreciate the full potential on offer.

















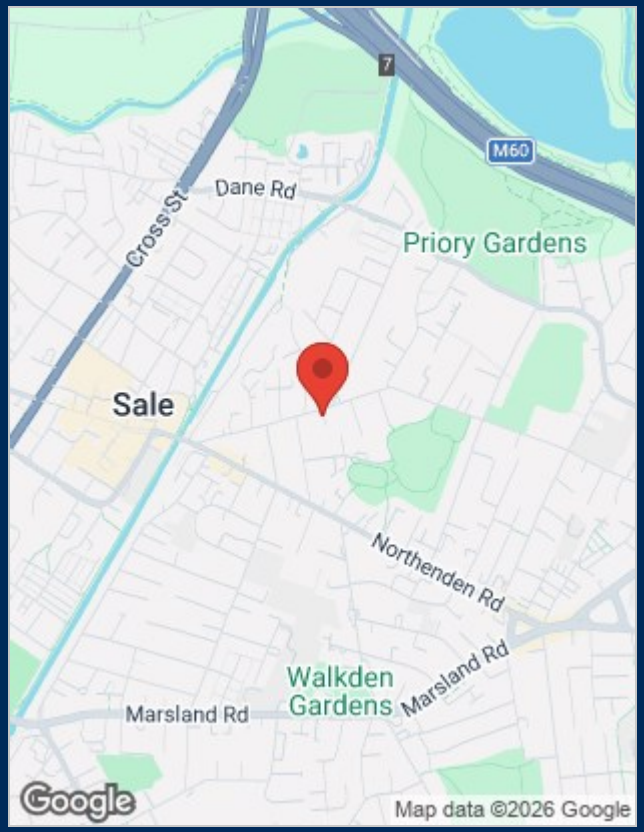



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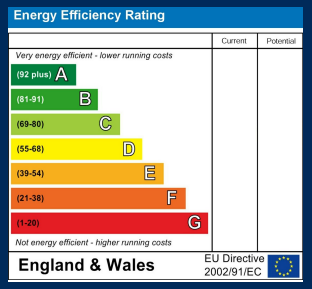
Floor Plans



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.