



115 Arnesby Avenue, Sale, M33 2WH

£375,000

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





# *Jordan fishwick*

- NO CHAIN
- 3 Bedroom
- Sale High School Catchment
- EPC - Rating D
- Semi-Detached
- Walking Distance to Dane Road Metrolink Station
- Council Tax Band C

A lovely three bedroom semi-detached property conveniently located, on a quiet road, close to Sale High School, motorway links and Sale Water park.

The property provides versatile and spacious family accommodation which includes a Porch, Entrance Hall, kitchen and an open plan Living Room into Dining Room area with beautiful patio doors that open on to the well kept garden. To the first floor there are three well proportioned Bedrooms and a Family Bathroom.

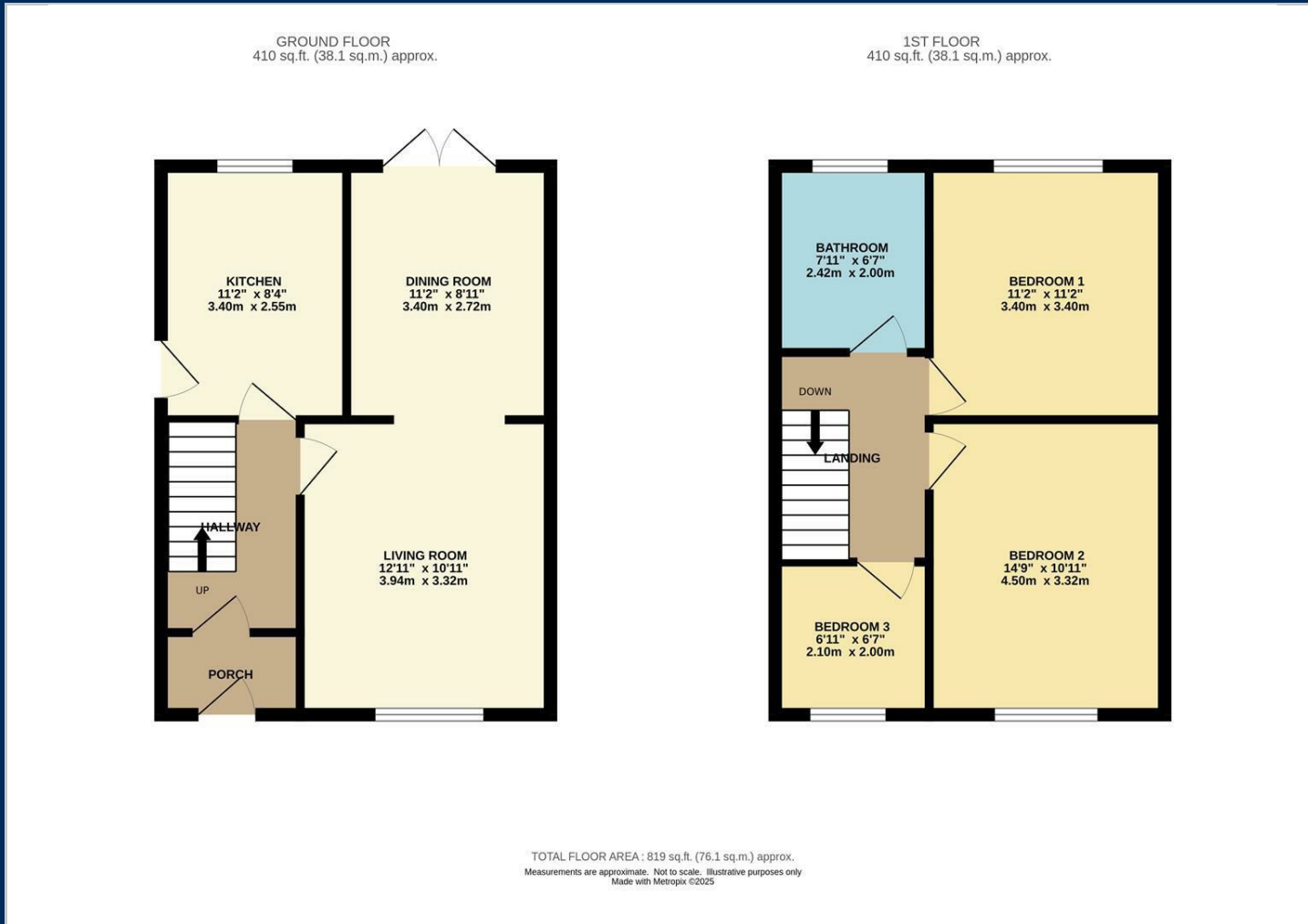
In addition to the accommodation there is a lovely, low maintenance, enclosed rear garden with a garage perfect for storage.

Council Tax Band C. EPC Rating awaited.

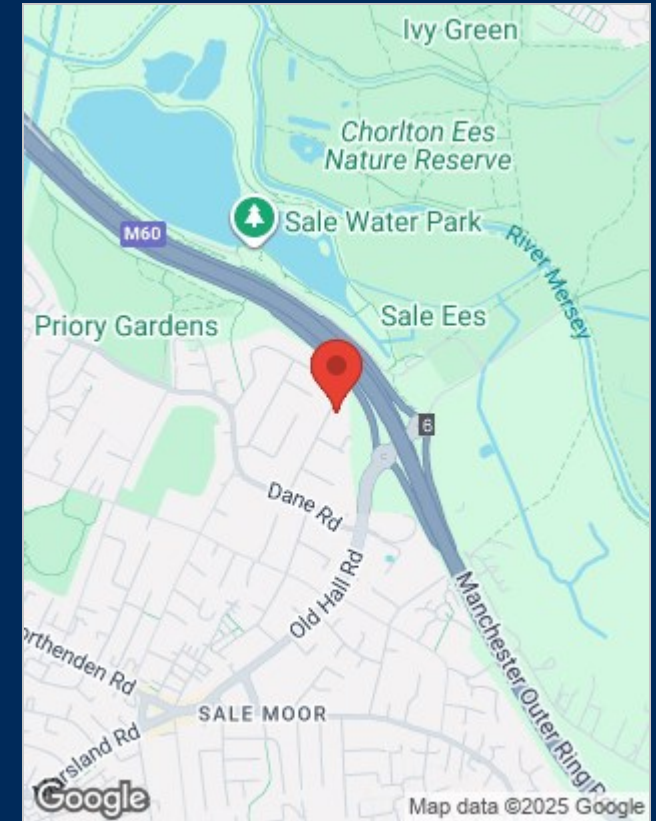




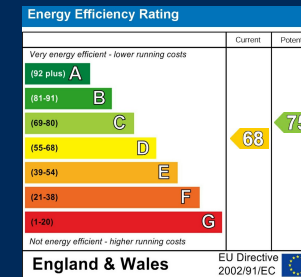
# Floor Plans



# 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.