



142 Broad Road, Sale, M33 2DF

£490,000

www.jordanfishwick.co.uk





Jordan fishwick

£490,000

- Three Double Bedroom Detached
- Large Block Paved Driveway
- Easy Access to M60 Motorway Network and Manchester Airport
- Three Reception Rooms
- Council Tax TBC
- Generous South Facing Garden
- Close to Sale Town Centre & Sale Metrolink
- In Catchment for Great Schools
- Brand New Conservatory Roof
- EPC Rating D

A fabulous opportunity to create your PERFECT DETACHED FAMILY HOME, located on one of Sales' most desired positions close to Sale Town centre. This three double bedroom residence boasts generous South facing garden and gated driveway. Internal accommodation briefly comprises; entrance hall, downstairs WC, kitchen, snug, open plan lounge and dining room and large conservatory with new solid roof and views of the garden. To the first floor there is a family bathroom and three double bedrooms, one with en suite facilities. To the front there is a large driveway for ample parking and to the rear there is a garden with large sheltered patio, pergola and shed for storage. The house is fully double glazed and has gas central heated with combi boiler. Fitted with HIVE heating system, HIVE CCTV and alarmed.



Porch	3'11" x 7'2" (1.2 x 2.2)
Entrance Hall	
Downstairs WC	6'0" x 2'7" (1.84 x 0.8)
Kitchen	7'10" x 10'2" (2.4 x 3.1)
Snug/Office	7'6" x 15'8" (2.3 x 4.8)
Lounge	11'9" x 15'5" (3.6 x 4.7)
Dining Room	10'5" x 10'5" (3.2 x 3.2)
Conservatory	21'3" x 8'6" (6.5 x 2.6)
First Floor	
Master Bedroom	11'9" x 15'5" (3.6 x 4.7)
Bedroom Two	10'5" x 10'9" (3.2 x 3.3)
WC	6'6" x 2'6" (2 x 0.77)
Bedroom Three	15'8" x 7'10" (4.8 x 2.4)





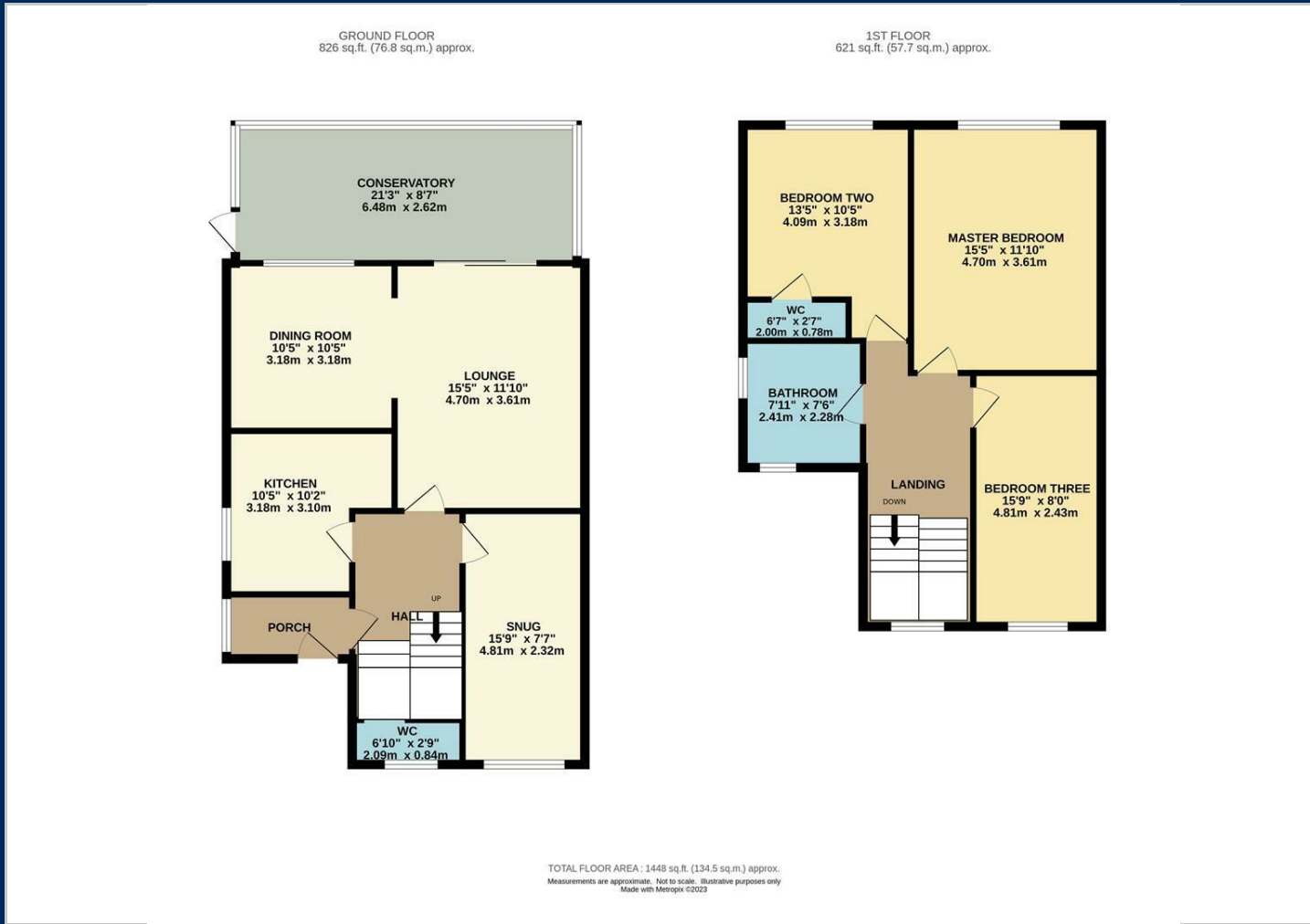
Bathroom
Externally

7'6" x 7'10" (2.3 x 2.4)

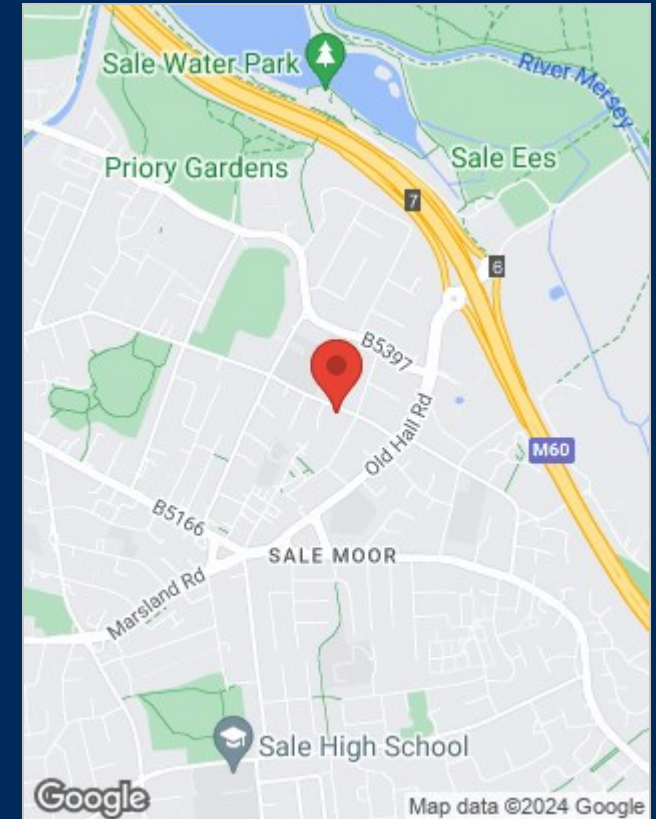




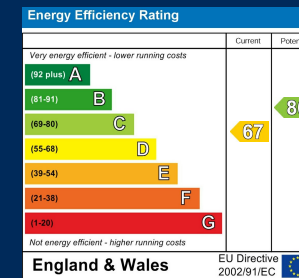
Floor Plans



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.