



16 Bamber Avenue, Sale, M33 2TH

£340,000

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









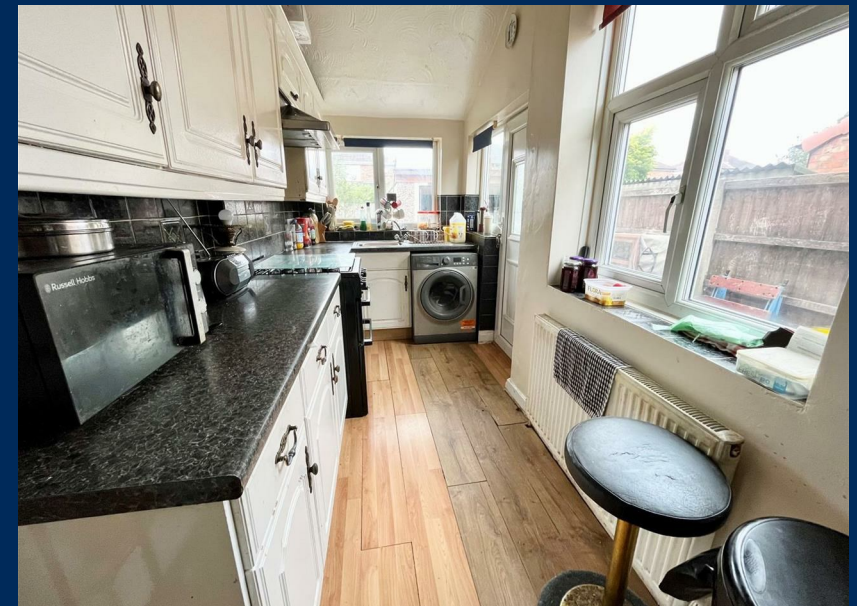
# Jordan fishwick

- Three Bedroom Semi Detached
- Close to Sale Moor Village
- Council Tax Band C
- Cul-de-Sac Location
- Large Driveway and Detached Garage for Storage
- Combi Boiler 6 Years Old

Traditional bay fronted SEMI DETACHED three bed property situated close to Sale Moor Village and it's amenities, good access to motorway networks and within catchment for the outstanding Limetree Primary School.

The property briefly comprises: porch, entrance hallway, bay fronted lounge open to dining room, conservatory with patio doors to the rear garden and a fitted galley kitchen. To the first floor the property boasts two generous double bedrooms, a further single bedroom and family bathroom with shower over bath. The property is double glazed and warmed by gas central heating. Large driveway to front providing off road parking for multiple cars, generous size garden to the rear with lawned area and large decking patio, detached garage for storage. CALL NOW TO VIEW!

£340,000



Porch  
Hallway  
Lounge  
Dining Room  
Conservatory  
Kitchen  
Master Bedroom  
Bedroom Two  
Bedroom Three  
Bathroom  
Externally





*Why take a risk?  
Sell Smarter*

*Jordan fishwick*

01619622828









## Floor Plans



## Viewing

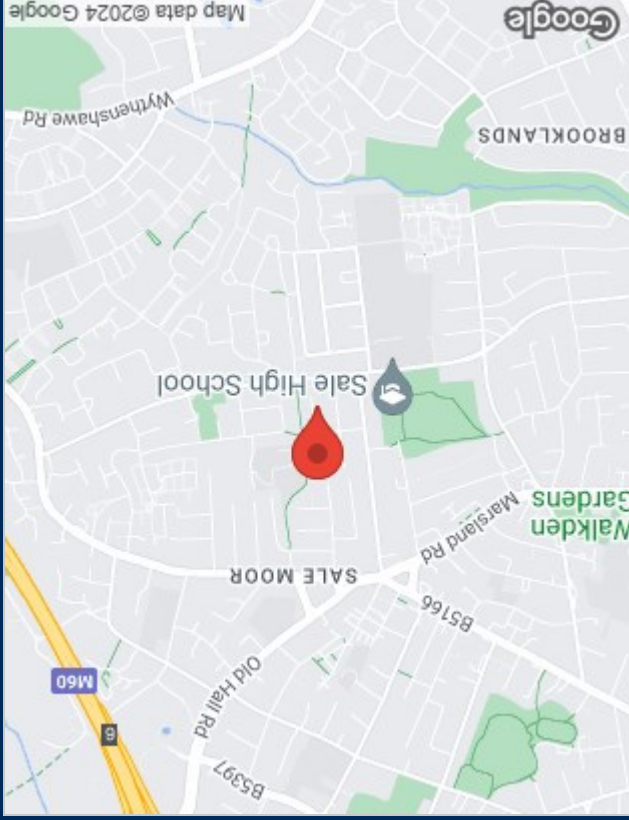
Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
82	97

Very energy efficient - lower running costs (82-91) **A**  
 Energy efficient (61-91) **B**  
 Decent (45-60) **C**  
 Needs to be improved (29-54) **D**  
 Poor (13-38) **F**  
 Very poor (1-20) **G**

EU Directive 2002/91/EC  
 England & Wales  
 Not energy efficient - higher running costs

## 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 good working order. Purchasers should satisfy themselves of this prior to purchasing. The particular condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Nothing in these particulars shall be deemed to be a statement that the property is in good