



30 Dargle Road, Sale, M33 7FW

Offers Over £350,000



Jordan fishwick

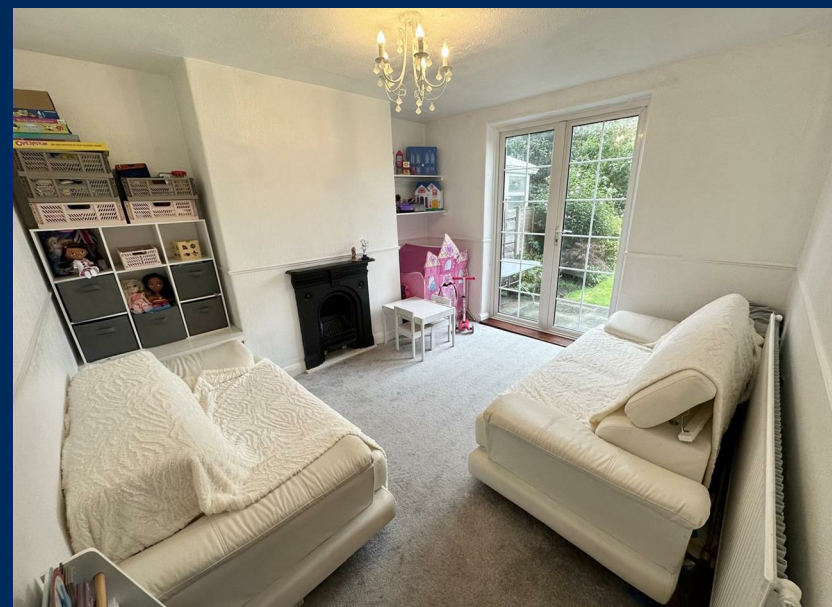
- Three Bedroom Semi Detached
- Close to Sale Town Centre
- New Roof Installed in 2023
- Council Tax Band C
- Popular Location
- Detached Garage
- EPC Rating D
- Freehold

Three bedroom semi-detached family home situated on a popular residential road in the centre of Sale within a short walk to the shops, metrolink, good schools and other amenities Sale has to offer. Benefitting from a new roof (installed in 2023)!

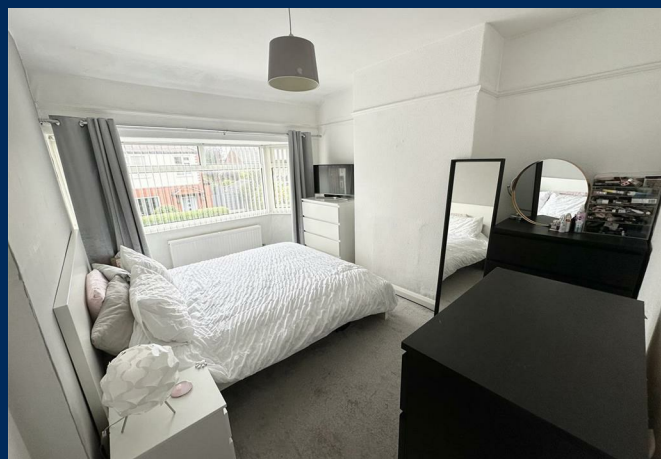
The property briefly comprises; porch, entrance hall, bay fronted lounge, second reception room currently used as a sitting room, kitchen, three well proportioned bedrooms and modern shower room. Externally, there is off road parking, detached garage and generous garden. Call to view!

Council Tax Band C. EPC Rating D. Freehold.

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Porch	6'6" x 2'4" (2 x 0.72)
Hall	
Lounge	11'9" x 11'7" (3.6 x 3.55)
Dining Room	11'11" x 11'9" (3.64 x 3.6)
Kitchen	6'2" x 14'5" (1.9 x 4.4)
First Floor	
Master Bedroom	10'11" x 11'11" (3.35 x 3.65)
Bedroom Two	9'10" x 11'9" (3 x 3.6)
Bedroom Three	8'2" x 7'10" (2.5 x 2.4)
Shower Room	6'6" x 6'0" (2 x 1.85)
Externally	





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Why take a risk?
Sell Smarter





Floor Plans



Viewing

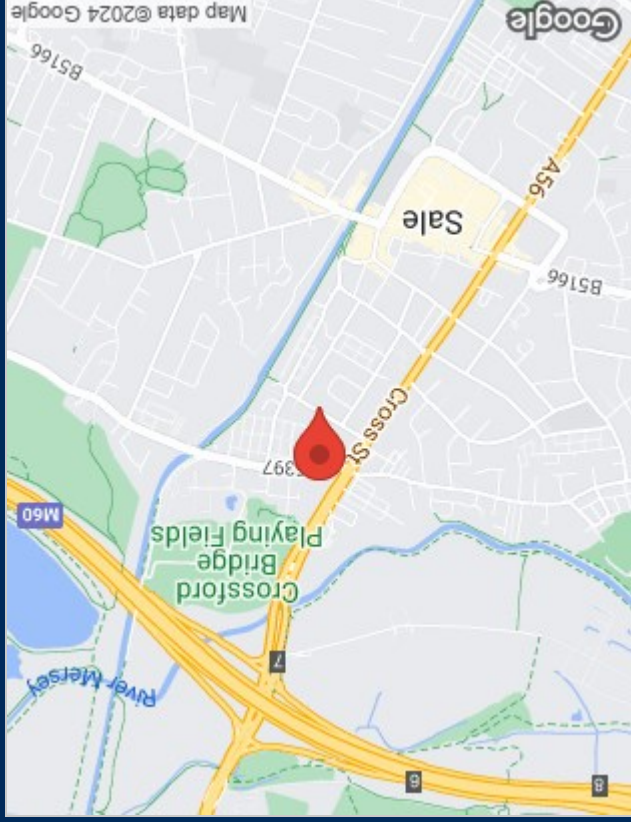
Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

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, any part of a contract. Purchasers should satisfy themselves as to the accuracy of the particulars and the condition of the property in good time before entering into a contract. 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, any part of a contract. Purchasers should satisfy themselves as to the accuracy of the particulars and the condition of the property in good time before entering into a contract.

Energy Efficiency Rating	
Current	Potential
85	64
<i>Very energy efficient - lower running costs</i> (92-100) A	
<i>Energy efficient</i> (81-91) B	
<i>Decent</i> (69-80) C	
<i>Needs improvement</i> (55-68) D	
<i>Below average</i> (39-54) E	
<i>Needs significant improvement</i> (21-38) F	
<i>Very poor</i> (1-20) G	
Not energy efficient - higher running costs (1-20) G	

EU Directive 2002/91/EC
England & Wales

Energy Performance Graph



Location Map