



5 Lathom Grove, Sale, M33 2SX

Offers Over £340,000

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- Three Bedroom Semi Detached
- Modern Bathroom
- Potential to Extend Further
- Near Sale Moor Village
- Driveway and Rear Garden
- Extended Kitchen
- Chain Free
- EPC - D

Extended, bay fronted three bedroom semi-detached property, in a popular location with the opportunity to extend further in various ways to suit the buyer (STPP). Within easy reach of Sale Moor Village, good schools, local parks, Sale Town Centre and motorway links.

Comprising in brief; hallway, spacious lounge, dining room open to conservatory and fitted kitchen. To the first floor, three bedrooms and a modern family bathroom.

Externally, a block paved driveway for ample cars, access to the side reveals a private enclosed rear garden, mainly laid to lawn with patio area for seating, and hard standing with garden shed. Offered Chain Free! CALL NOW TO VIEW!

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





01619622828

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Why take a risk?
Sell Smarter





Floor Plans



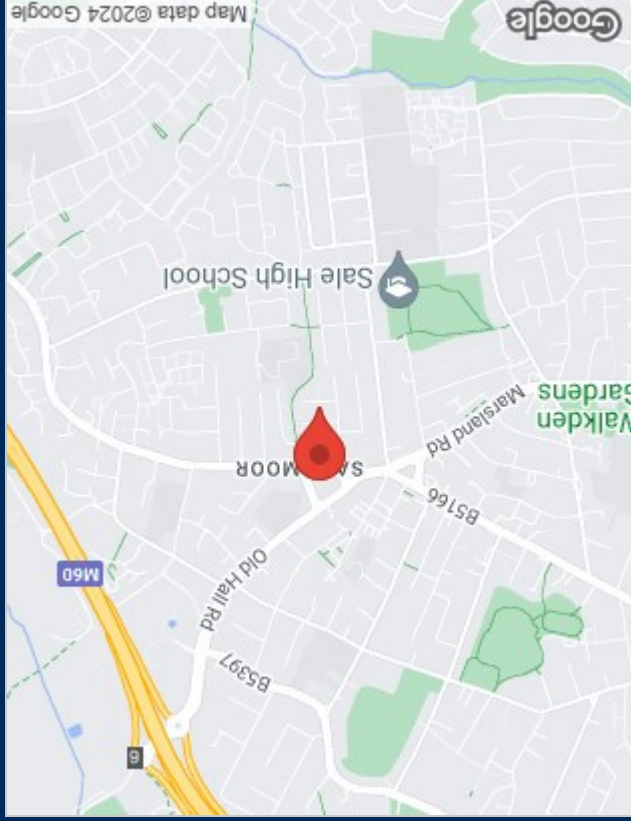
Viewing

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, 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.

Energy Efficiency Rating	
Current	Possible
78	64
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) Very energy efficient - lower running costs B (81-91) Energy efficient C (69-80) Decent energy efficiency D (55-68) Below average energy efficiency E (39-54) Poor energy efficiency F (21-38) Very poor energy efficiency G (1-20) Worst energy efficiency - highest running costs	

Energy Performance Graph



Location Map