

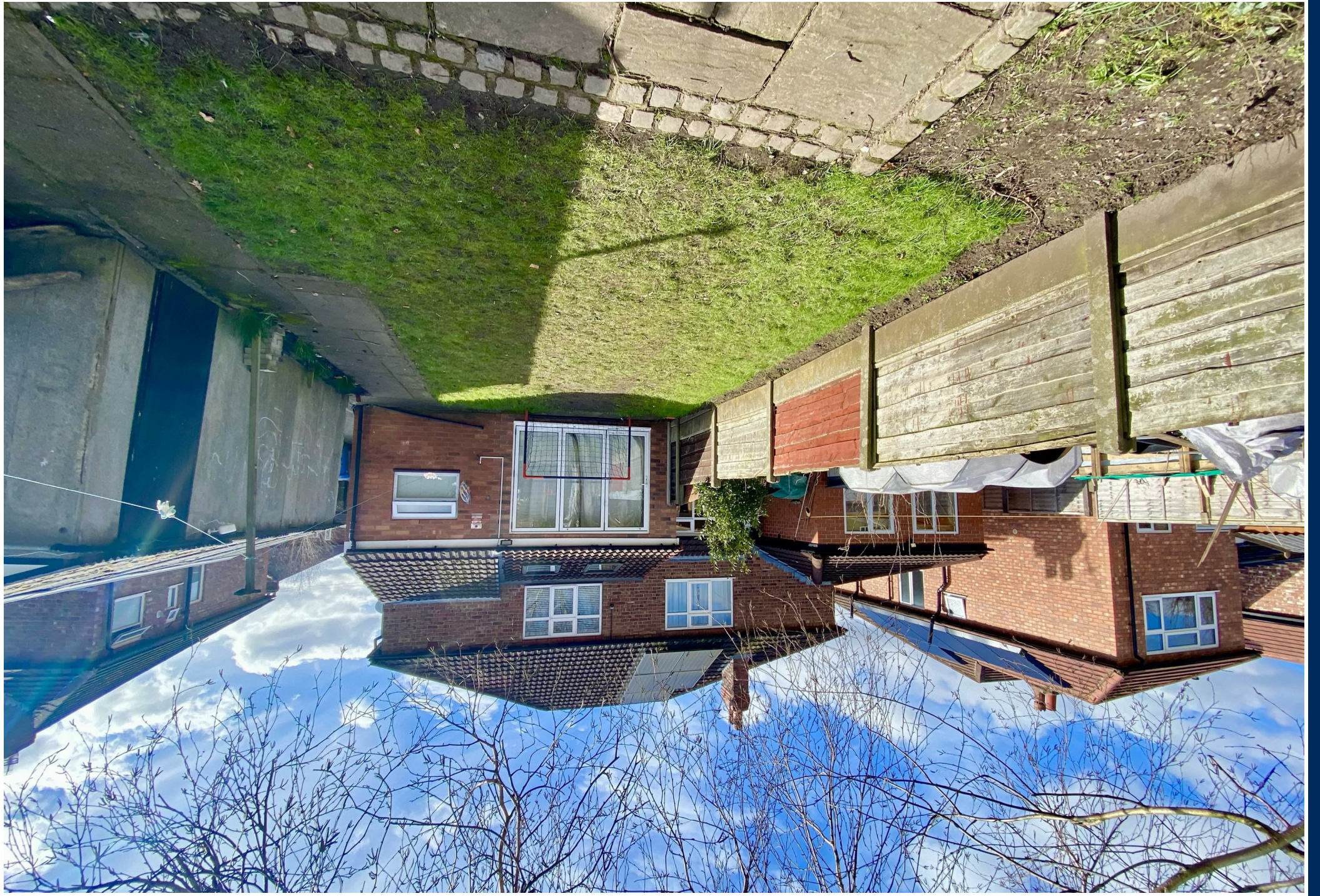


**64 Langdale Road, Sale, M33 4FL**

Offers Over £450,000

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





# Jordan fishwick

- Freehold
- Extended to Rear
- Fitted with HIVE, Aircon and CCTV
- Driveway & Garage
- Council Tax - C
- Three Bedroom Semi
- Generous Garden
- Downstairs WC
- EPC - C

Well presented and extended three bedroom semi detached property situated on a popular residential road within the catchment area of Tyntesfield Primary School. The internal accommodation comprises briefly: extended porch, entrance hallway, bay fronted sitting room, open plan lounge / dining room, breakfast kitchen and WC. To the first floor you will find three good sized bedrooms and a family bathroom. Externally to the front elevation there is off road parking, secured by parking bollards, leading to further parking under carport and detached garage beyond. A fully enclosed rear garden, mainly laid to lawn enjoying a sunny aspect. Alarmed by 'CHECK' security systems and fitted with CCTV cameras. EPC - C

Offers Over £450,000



GROUND FLOOR - Porch

Hallway

Sitting Room

Living Room / Dining Room

Kitchen

WC

FIRST FLOOR - Landing

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.

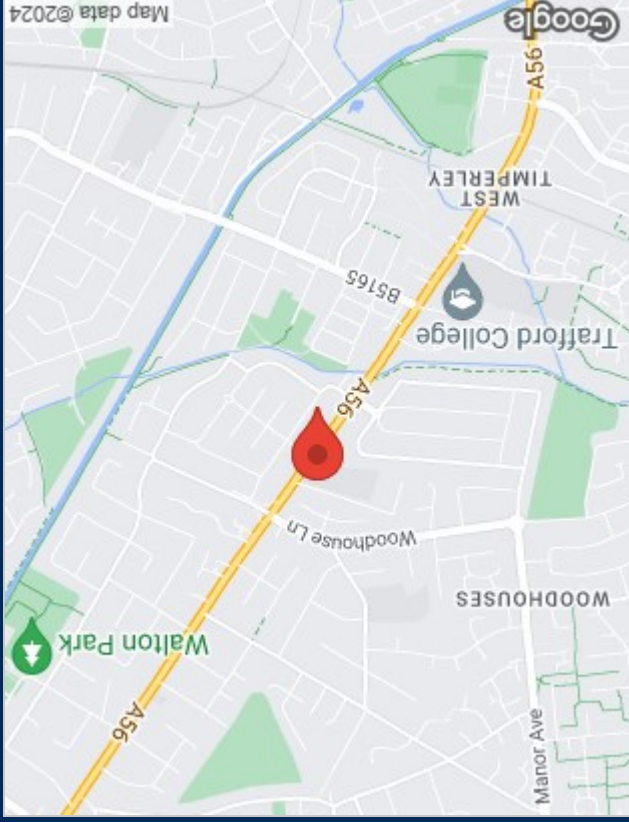
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves as to this prior to purchasing.

Energy Efficiency Rating	
Current	Potential
A (92 Plus)	A (92 Plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	

EU Directive 2002/91/EC

England & Wales

## Energy Performance Graph



## Location Map