



18 Belgrave Road, Sale, M33 7UA

£285,000

www.jordanfishwick.co.uk





Jordan fishwick

- Two Double Bedrooms
- NO CHAIN
- Enclosed Yard
- Popular Location
- Council Tax Band B
- Charming Mid-Terrace
- Downstairs WC
- Close to Metrolink
- EPC Rating D
- Freehold

Charming, period two double bedroom mid-terrace situated in a popular residential area within close proximity to Brooklands Metrolink and Sale Town Centre. Offering ample amenities and good schools, this property is bound to appeal to a range of buyers.

The property briefly comprises: lounge, opening to the dining room with patio doors and kitchen, downstairs WC under the stairs, two double bedrooms and modern bathroom. Externally there is a walled yard and access to ginnel at the back for useful rear access. NO CHAIN!

Council Tax Band B. EPC Rating D. Freehold.

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Lounge	12'5" x 11'11" (3.8 x 3.65)
Dining Room	12'5" x 12'1" (3.8 x 3.7)
Kitchen	6'6" x 8'6" (2 x 2.6)
Downstairs WC	
First Floor	
Master Bedroom	11'9" x 12'5" (3.6 x 3.8)
Bedroom Two	6'6" x 12'1" (2 x 3.7)
Bathroom	5'6" x 9'2" (1.7 x 2.8)
Externally	





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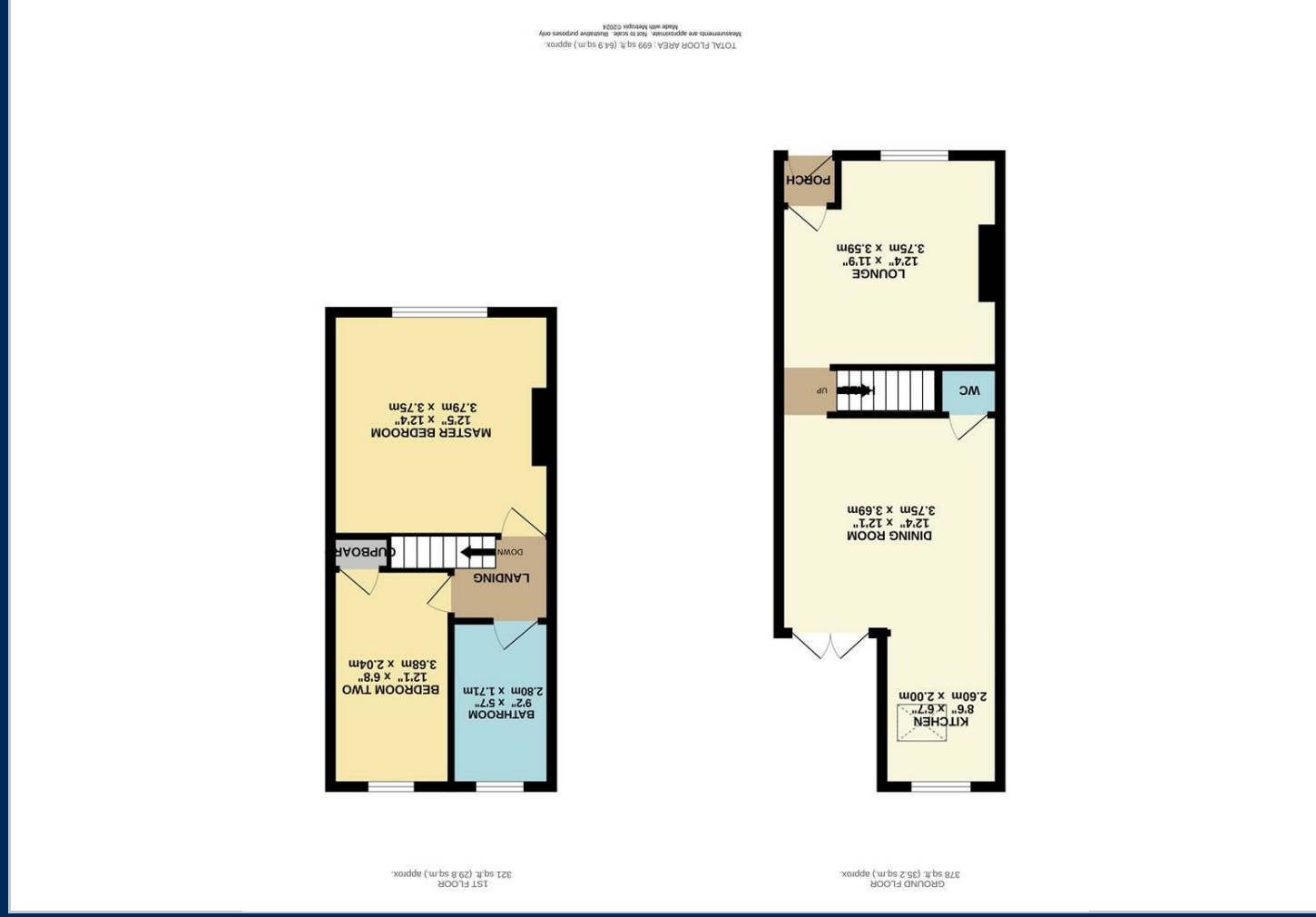
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Why take a risk?
Sell Smarter





Floor Plans



Viewing

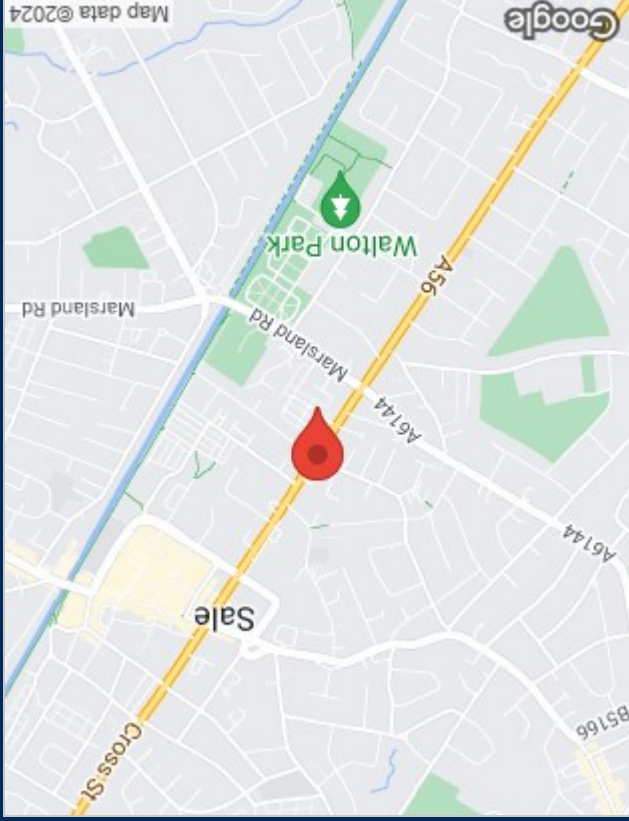
Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

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. Purchasers should satisfy themselves as in good working order. Purchasers should satisfy themselves as in good working order. 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.

Energy Efficiency Rating	
Current	Potential
84	84
Very energy efficient - lower running costs (92-100) A	
Energy efficient (81-91) B	
Decent energy efficiency (69-80) C	
Fair energy efficiency (55-68) D	
Poor energy efficiency (39-54) E	
Non energy efficient - higher running costs (1-20) F	
Not energy efficient - higher running costs (1-20) G	

EU Directive 2002/91/EC
 England & Wales

Energy Performance Graph



Location Map