



FOR SALE  
jordan fishwick  
SALE  
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## 23 Conway Road, Sale, M33 2TA

Bay fronted SEMI DETACHED TWO BED property situated in the heart of Sale Moor Village. Close to local amenities, motorway networks and within catchment for good local schools.

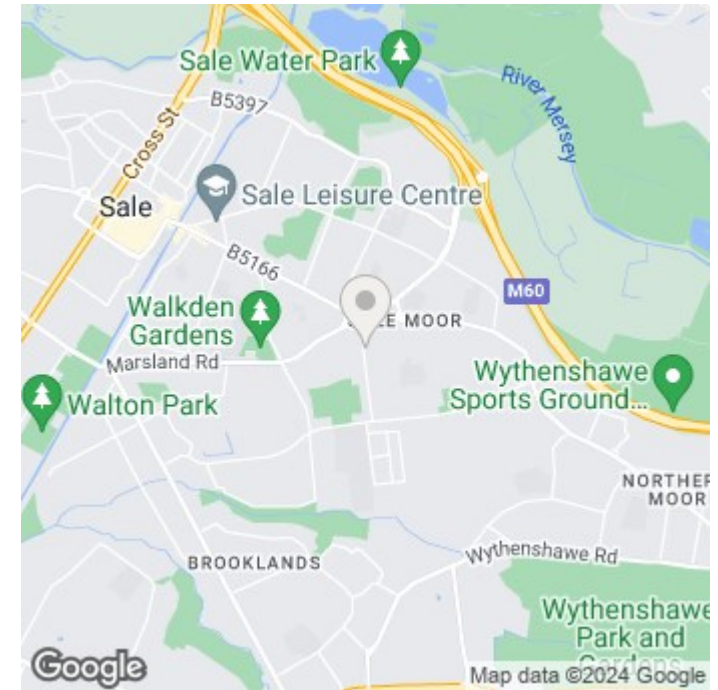
The property is in need of modernisation through out and briefly comprises: bay fronted lounge, open plan dining room/ kitchen plus downstairs WC. To the first floor, two generous double bedrooms and a shower room. The property is double glazed and warmed by gas central heating. Set back from the pavement with front yard and patio garden to the rear with detached garage.

**£275,000**

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

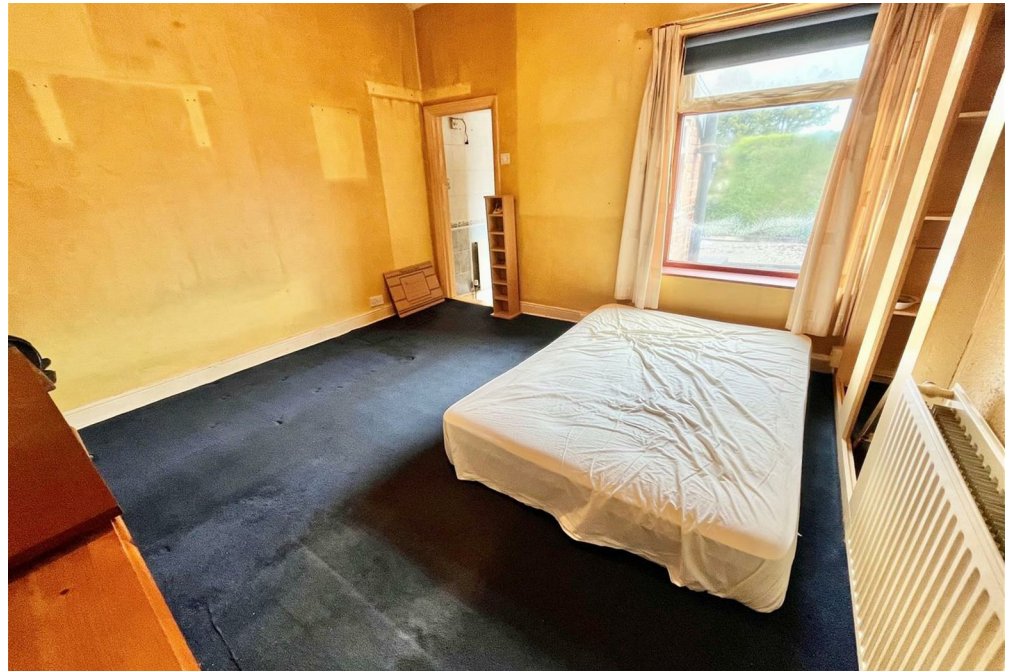
**95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828**



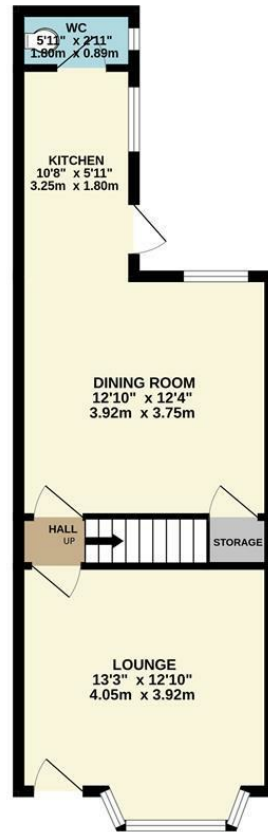
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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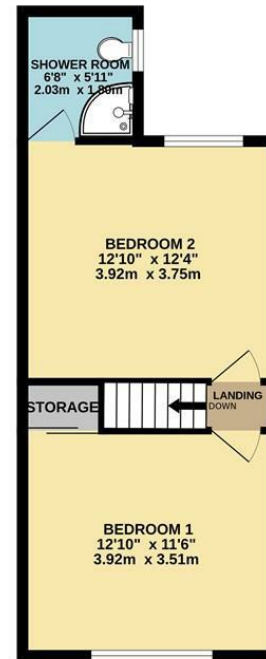




GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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